

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East  
Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Benjamin S. Naish  
Jennifer B. Naish  
400 South Oak Lane  
Birmingham, AL 35242

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**GENERAL WARRANTY DEED  
AS JOINT TENANTS WITH RIGHTS  
OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Ninety Five Thousand and No/100 (\$495,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Nanci M. Sexton, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Benjamin S. Naish and Jennifer B. Naish** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 8, according to the Survey of South Oak, Phase I, as recorded in Map Book 53, Page 96 A and B, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways and Common Areas all as more particularly described in the Declaration of Easements, Covenants, Conditions and Restrictions for South Oak Subdivision, recorded as Instrument No. 20210210000069430; First Amendment to Declaration as recorded in Instrument No. 20210212000075200 and Acknowledgment, Consent and Joinder to Declaration and Grant of Easement as recorded in Instrument No. 20210212000075210, and Additional property Amendment recorded in Instrument No. 20230428000125140 and amendments to Declaration recorded in Inst. No. 20230523000154600 and Inst. No. 2025062400019260 and Additional Property Amendment recorded in Inst. No. 20251219000389090, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

## Subject To:

1. All taxes for the year 2026 and subsequent years, not yet due and payable.
2. Existing covenants and restrictions, easements, building lines and limitations of record for South Oak.
3. Easement, building lines, restrictions, and buffers as shown on Map Book 15, Page 56; Map Book 40, Page 48 and Map Book 53, Page 96.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
5. Covenants and agreements for water service as set out in an agreement recorded in Real 235, Page 574 as amended in Inst. No. 1994-21556 and Inst. No. 1994-26397 and Inst. No. 1994-26399.
6. Residential Driveway Easement Agreement recorded in Real 364, Page 188.
7. Covenants, Conditions and Restrictions appearing of record in Misc. 12, Page 845; Misc.12, Page 852; Misc. 15, Page 840; Misc. 15, Page 844; Volume 265, Page 96, amended and superseded by Volume 265, Page 109.
8. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
9. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414; Inst. No. 1994-34842; Inst. No. 20080812000324200; Real 340, Page 23 and Real 338, Page 636.
10. Right of way granted to Alabama Power Company recorded in Inst. No. 20200902000388120 and Inst. No. 20200902000388130 and Inst No 20221018000392750
11. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 20210108000013460.
12. Covenants, conditions, easements, restrictions, building requirements, ARC standards, dues and assessments as contained in the South Oak Declaration of Conditions and Restrictions, as recorded as Instrument No. 20210210000069430; First Amendment recorded in Inst. No. 20210212000075200 and acknowledgment, consent and joinder to Declaration and Grant of Easement recorded in Inst. No. 20210212000075210. Additional Property amendment recorded in Inst. No. 20230428000125140 and Amendment to Declaration recorded in Inst. No 20230523000154600 and Inst. No. 20250624000191260 and Additional Property Amendment recorded in Inst. No. 20251219000389090.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S its successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

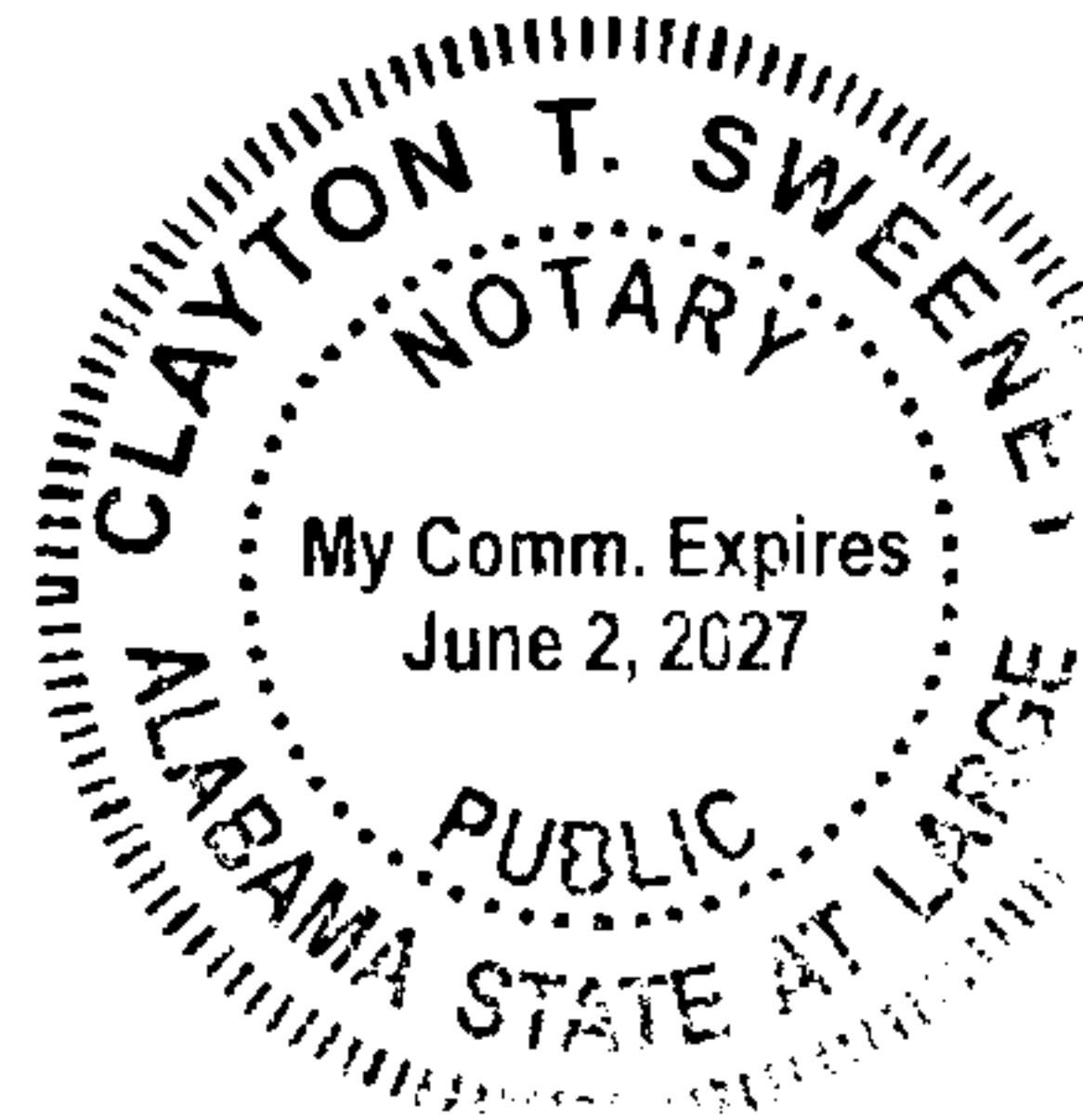
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **8th** day of **April**, **2026**.

By *Nanci M Sexton*  
Nanci M. Sexton

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nanci M. Sexton, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



(must affix seal)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/08/2026 01:51:25 PM  
 \$526.00 KELSEY  
 20260408000103950

*Allen S. Boyd*

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Nanci M. Sexton	Grantee's Name	Benjamin S. Naish Jennifer B. Naish
Mailing Address	2101 Cahaba Crest Dr Birmingham, AL 35242	Mailing Address	400 South Oak Lane Birmingham, AL 35242
Property Address	408 South Oak Lane Birmingham, AL 35242	Date of Sale	<u>April 8, 2026</u>
		Total Purchase Price	\$ <u>495,000.00</u>
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other – property tax redemption

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_ Print Nanci M. Sexton

\_\_\_\_\_ Unattested \_\_\_\_\_ (verified by) Sign *Nanci M. Sexton*  
 (Grantor/Grantee/Owner/Agent) circle one