


This instrument prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Lynne A Dominguez  
341 Chesser Loop Circle  
Birmingham, AL 35242

Shelby County, AL 05/01/2012  
State of Alabama  
Deed Tax: \$3.50

  
20120501000150390 1/1 \$15.50  
Shelby Cnty Judge of Probate, AL  
05/01/2012 01:42:49 PM FILED/CERT

### GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ricky G. Wilson, Sr. Trustee, under the Wilson Family Trust, dated April 14, 2011, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lynne A Dominguez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 107, according to the Amended Map of Cottages at Chesser, Phase II, recorded in Map Book 38, page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to the Common Areas as more particularly described in The Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20040511000248910 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration" which is incorporated herein by reference in its entirety).

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Six Thousand Nine Hundred Twenty And No/100 Dollars (\$166,920.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 30, 2012.

  
Ricky G. Wilson, Sr., Trustees or their successors in trust, under the Wilson Family Trust, dated April 14, 2011

STATE OF <sup>TN</sup> )  
COUNTY OF <sup>Shelby</sup> )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky G. Wilson, Sr., whose name(s) is(are) signed to the foregoing conveyance as Trustee of the Wilson Family Trust, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 27th day of April, 2012.

  
Notary Public  
Commission Expires: 7/29/12

