

**SEND TAX NOTICE TO:**  
Jose Olsen Rivera Dominguez  
216 Oakwood Drive  
Alabaster, AL 35007

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jackie McCormick Robertson, as Personal Representative of the Estate of Lillian McCormick, deceased, Shelby County, Alabama Probate Case No. PR-2021-000747**, whose address is **135 Forestdale Drive, Oxford, AL 36203** (hereinafter "Grantor", whether one or more), by **Jose Olsen Rivera Dominguez**, whose address is **216 Oakwood Drive, Alabaster, AL 35007** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jose Olsen Rivera Dominguez**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1555 Fulton Springs Road, Alabaster, AL 35007 to-wit:**

**Commence at the Northwest corner of the Northeast 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County Alabama; A 2" Open top iron pin and the POINT OF BEGINNING; thence run N89°36'06"E, 412.09' to a 1" Open top iron pin; thence S02°08'20"W, 534.63' to an iron pin set on the Northerly R.O.W. of Fulton Springs Rd. (80' R.O.W.); thence along said R.O.W. in a curve to the right with a radius of 577.22', and a length of 305.36', a chord of N77°39'17"W, 301.81'; thence N62°30'00"W, 116.60' to a rebar found; thence leaving said R.O.W. N00°00'00"W, 412.76' to the POINT OF BEGINNING.**

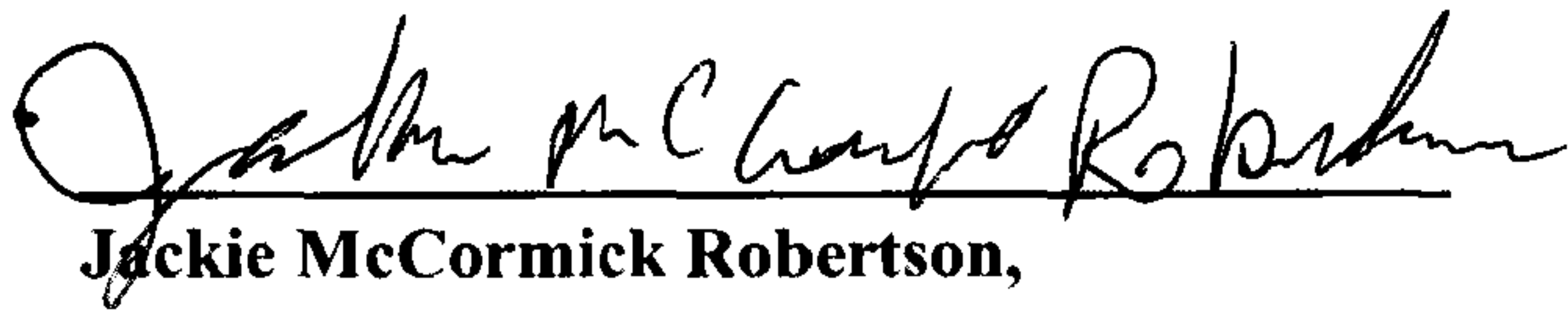
**Lillian McCormick, deceased, is one and the same person as Lillian D. McCormick, grantee in that certain deed recorded on 09/28/1999 in Inst. # 1999-40443, in the Probate Office of Shelby County, Alabama.**

**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. Mining and mineral rights excepted.**

**Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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**, Grantor has set their signature and seal on this 31<sup>st</sup> day of October, 2023.

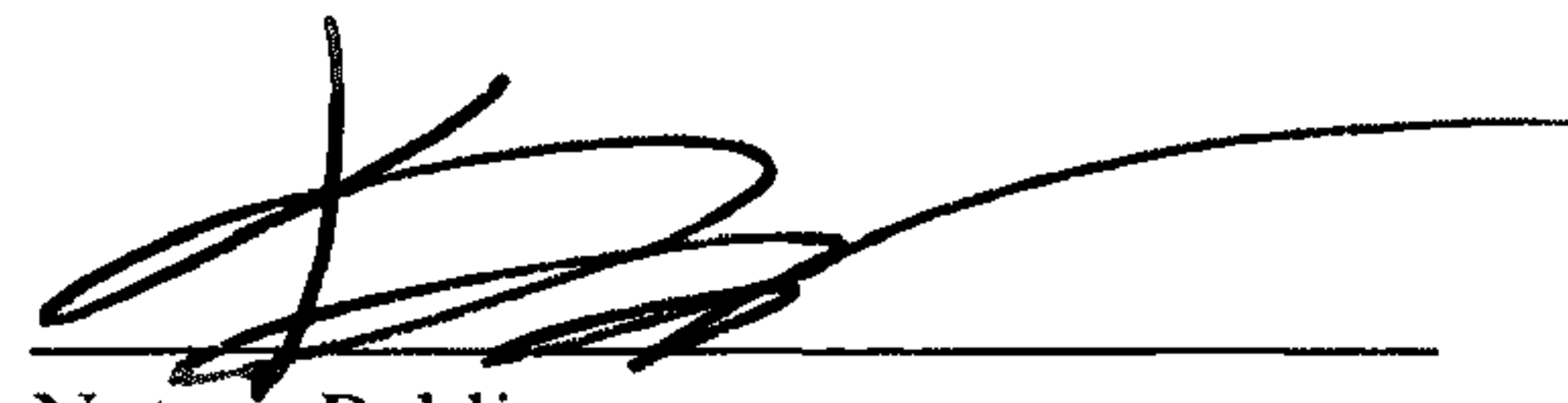


**Jackie McCormick Robertson,**  
as **Personal Representative of the Estate**  
of **Lillian McCormick, deceased, Shelby**  
**County, Alabama Probate Case No.**  
**PR-2021-000747**

STATE OF ALABAMA  
COUNTY OF SHELBY

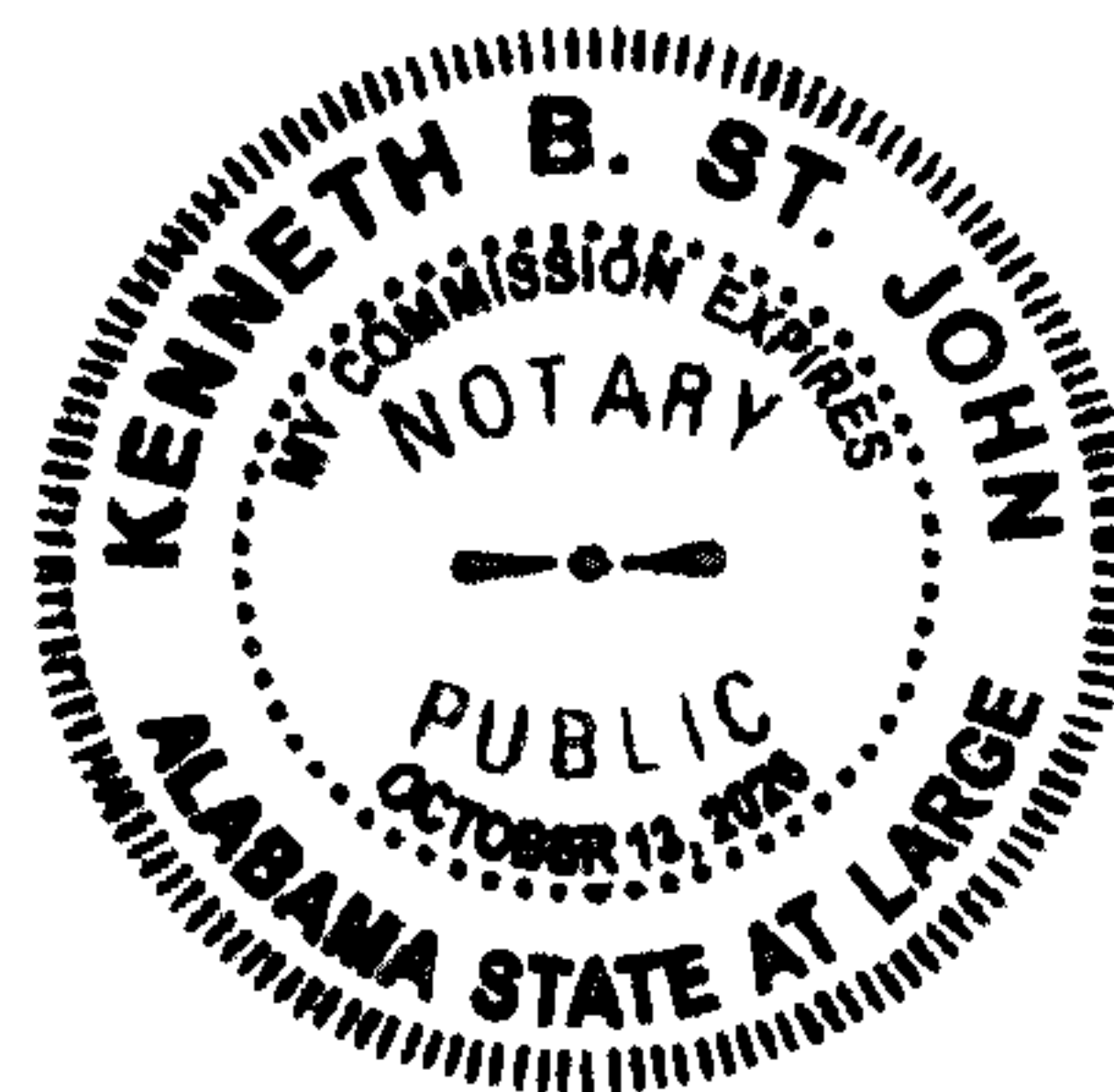
I, the undersigned Notary Public in and for said County and State, hereby certify that **Jackie McCormick Robertson**, whose name as Personal Representative of the Estate of Lillian McCormick, deceased, Shelby County, Alabama Probate Case No. PR-2021-000747, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of October, 2023.



Notary Public

Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



File No.: PEL-23-5707

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2023 02:42:35 PM  
\$245.00 PAYGE  
20231031000319910

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*Allen S. Bayl*