

Send Tax Notice to:  
Jose Olsen Rivera Dominguez  
216 Oakwood Drive  
Alabaster, AL 35007

This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-23-15069**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY TWO THOUSAND AND 00/100 (\$252,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Robert L. Shinpaugh, an unmarried man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3090 Healthy Way, Apt. 147, Vestavia Hills, AL 35243

by **Jose Olsen Rivera Dominguez (herein referred to as "Grantee")**, whose mailing address is

216 Oakwood Drive, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **672 Olde Towne Lane, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**Robert L. Shinpaugh is the surviving Grantee of that certain deed filed at Book 088, Page 963. The other Grantee, Barbara J. Shinpaugh is deceased, having died on or about April 1, 2020.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15<sup>th</sup> day of December 2023

Robert L. Shinpaugh  
Robert L. Shinpaugh

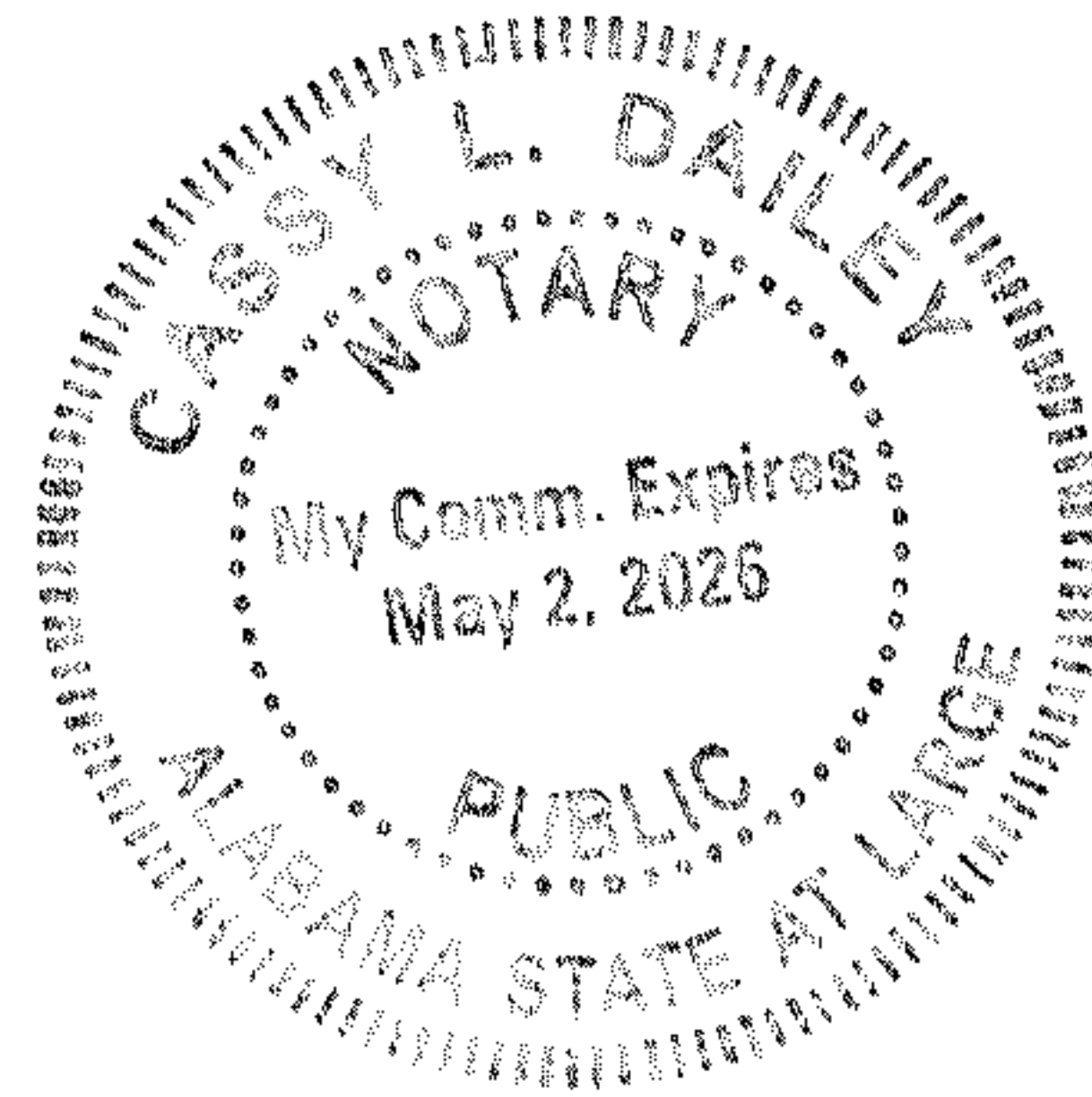
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert L. Shinpaugh whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of December, 2023.

[Signature]  
Notary Public

My Commission Expires: 05/02/26



**EXHIBIT A**

Property 1:

Lot 39, according to the survey of Olde Towne Forest as recorded in Map Book 9 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/20/2023 09:42:37 AM**  
**\$280.00 JOANN**  
**20231220000364960**

*Allen S. Bayl*