



20240716000215940 1/6 \$41.00
Shelby Cnty Judge of Probate, AL
07/16/2024 11:31:31 AM FILED/CERT

This Instrument prepared by:
Lindsey Eastwood
Eastwood Estate & Probate Law
2001 Park Place, Suite 875
Birmingham, Alabama 35203
Source of Title: Book Volume 209, Page 358 and 359

Mail Tax Notice to:
Dirksen L. Dominick and
Richard L. Dominick
4412 7th Avenue South
Birmingham, AL 35222

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed and delivered by **RICHARD L. DOMINICK** and **DIRKSEN L. DOMINICK**, as **PERSONAL REPRESENTATIVES OF THE ESTATE OF CHARLOTTE DOMINICK, AKA CHARLOTTE LANE DOMINICK, AKA CHARLOTTE DOMINICK PERRY** deceased, *Case Number 22BHM002423 in the Probate Court of Jefferson County, Alabama*, the **GRANTORS**, to **RICHARD L. DOMINICK** and **DIRKSEN L. DOMINICK**, **GRANTEES**.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS by deed on September 9, 1959, the real property described herein was conveyed by Green Valley, Inc. to **RICHARD F. DOMINICK**, and the same deed was recorded in Volume 209, Pages 358 and 359 in the Probate Office of Shelby County, Alabama.

WHEREAS **RICHARD F. DOMINICK** is deceased, per Probate Case No. 88464, in which he bequeathed all his property to **CHARLOTTE DOMINICK, AKA CHARLOTTE LANE DOMINICK, AKA CHARLOTTE DOMINICK PERRY**.

WHEREAS Charlotte Dominick died on September 1, 2022 and her Estate is being administered in the Jefferson County Probate Court, *Case No. 22BHM002423*, and **RICHARD L. DOMINICK** and **DIRKSEN L. DOMINICK** were appointed Personal Representative of the Estate pursuant to *Letters Testamentary* issued on October 21, 2022.

NOW, THEREFORE, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTORS** paid in hand by **GRANTEES** herein, the receipt of which is hereby acknowledged, do/es hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **RICHARD L. DOMINICK** and **DIRKSEN L. DOMINICK**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

The Northwest Quarter of the Southeast Quarter (NE ¼ of the SE 1/4) of Section 2, Township 21 South, Range 2 West, situated in Shelby County, Alabama



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Less and except the following recorded in Book 112, Page 498:

Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4; thence West along the South line of Northwest 1/4 of Southeast 1/4, a distance of 792 feet to a stake; thence North 2 degrees West a distance of 100 feet; thence North 22 degrees and 30 minutes East a distance of 263 feet to a stake; thence North 45 degrees East a distance of 132 feet to a stake; thence North 22 degrees and 30 minutes East a distance of 726 feet to a stake; thence North 60 degrees East a distance of 357, feet more or less, to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2; thence South along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section, Township and Range to the Point of Beginning.

Less and except the following recorded in Inst. #1994-18980:

Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 52 degrees 16 minutes 51 seconds West and run a distance of 357.88 feet; thence South 26 degrees 17 minutes 30 seconds west and run a distance of 449.27 feet; thence North 86 degrees 29 minutes 56 seconds West and run a distance of 799.49 feet to the Southeasterly water's edge of a lake; thence Northeasterly along said water's edge on the following course; thence North 45 degrees 26 minutes 22 seconds East and run a distance of 39.76 feet; thence North 39 degrees 3 8 minutes 26 seconds East and run a distance of 63 .17 feet; thence North 07 degrees 56 minutes 27 seconds East and run a distance of 24.42 feet; thence North 41 degrees 32 minutes 32 seconds East and run a distance of 83.93 feet; thence North 70 degrees 39 minutes 05 seconds East and run a distance of 20.58 feet; thence North 35 degrees 51 minutes 29 seconds East and run a distance of 121.55 feet; thence North 52 degrees 38 minutes 22 seconds East and run a distance of 127.07 feet; thence North 25 degrees 26 minutes 48 seconds East and run a distance of 181.50 feet; thence North 52 degrees 00 minutes 07 seconds East and run a distance of 36.44 feet; thence North 31 degrees 58 minutes 37 seconds East and run a distance of 84. 77 feet; thence North 45 degrees 4 7 minutes 25 seconds East and run a distance of 23 .84 feet to the intersection of the water's edge of said lake and the north line of said Northwest quarter of the Southeast quarter of said section; thence South 86 degrees 32 minutes 16 seconds East and run a distance of 793 .57 feet to the Point of Beginning.

Subject to restrictive covenant running with the land restricting subdivision and use of property, as recorded in Deed Volume 204 at page 206 in the Office of the Judge of Probate in Shelby County, Alabama; minerals and mining rights not owned by the corporation; right of way granted to Louisville & Nashville Railroad Company by instrument recorded in Deed Book 19, Page 308, in the Office aforesaid; easements to Alabama Power Company as shown by instruments recorded in Deed Book 131, page 419, and Deed Book 136, page 464, in said Office; rights regarding construction of a dam, water flow rights and rights pertaining thereto as set out in agreement between L.T. Bounds and Dean R. and Earlene H. Upson dated March 27, 1959, and recorded in Volume 200, page 207 in said Office, and all rights outstanding, conditions, limitations and restrictions arising out of instrument headed "Easement running with land, and Agreement," dated April 1, 1959, and



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entered into between L.T. Bounds and Green Valley, Inc. recorded in Volume 200, page 269 in said Probate Office.

Subject to the ad valorem taxes for the current year and all subsequent years.

Parcel Number: 22-1-02-0-000-009.000

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

TOGETHER WITH ALL AND SINGULAR the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTOR** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**.

Grantors hereby certify that the above-described property does not constitute their homestead.

AND THE GRANTORS DO HEREBY COVENANT with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTORS**, but against none other.

[Signature(s) on Following Page(s)]



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IN WITNESS WHEREOF, the Grantor has set his hand and seal, this 27th day of June, 2024.

Richard L. Dominick
RICHARD L. DOMINICK,
as Personal Representative of the Estate of
Charlotte Dominick, deceased.

GENERAL ACKNOWLEDGMENT

STATE OF Colorado
Eagle COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that **RICHARD L. DOMINICK** ("Personal Representative"), whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the Estate of Charlotte Dominick, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2024.

REFUGIO EDUARDO LOERA VELASCO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204040846
MY COMMISSION EXPIRES 11/20/2024

Refugio Loera
Notary Public

My Commission Expires: 11/20/2024



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IN WITNESS WHEREOF, the Grantor has set his hand and seal, this 13th day of May, 2024.

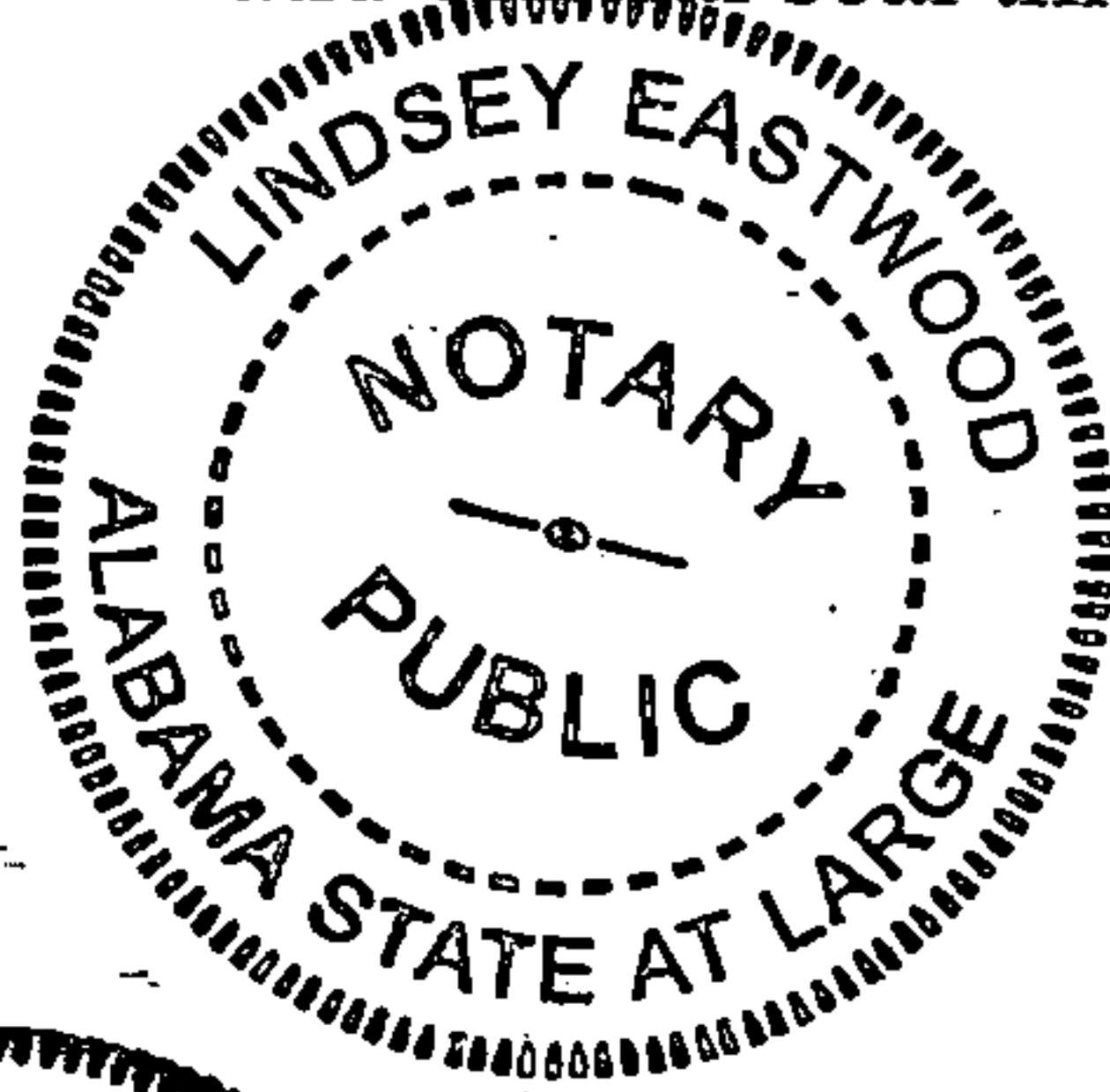
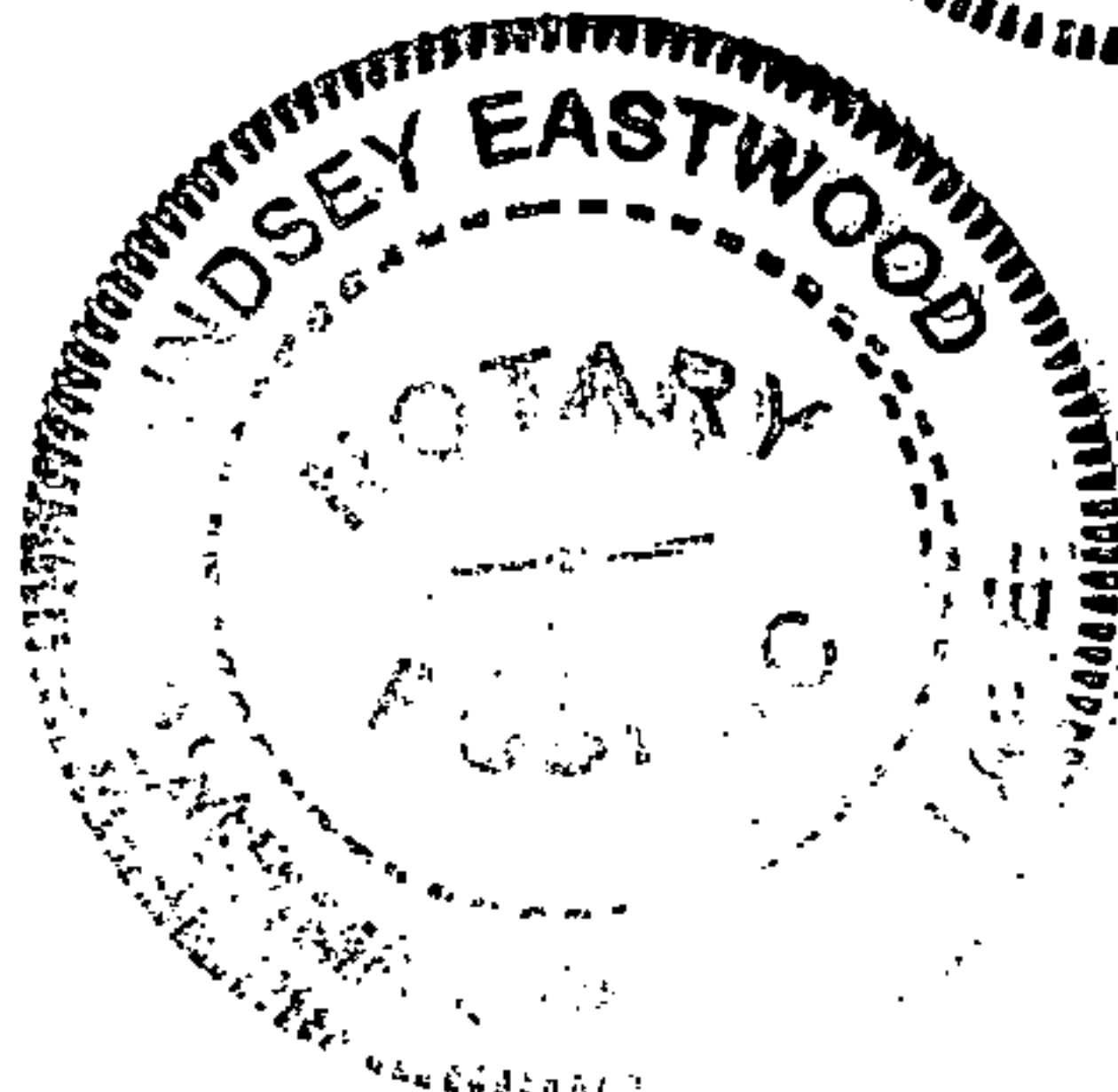
DIRKSEN L. DOMINICK,
as Personal Representative of the Estate of
Charlotte Dominick, deceased.

GENERAL ACKNOWLEDGMENT

STATE OF Alabama
Telford COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that **DIRKSEN L. DOMINICK** ("Personal Representative"), whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the Estate of Charlotte Dominick, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2024.


Notary Public

My Commission Expires: _____

