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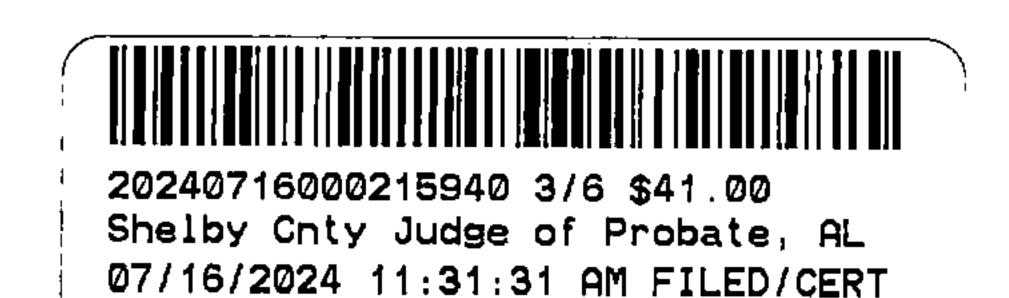
Less and except the following recorded in Book 112, Page 498:

Begin at the Southeast comer 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 comer 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 comer 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



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

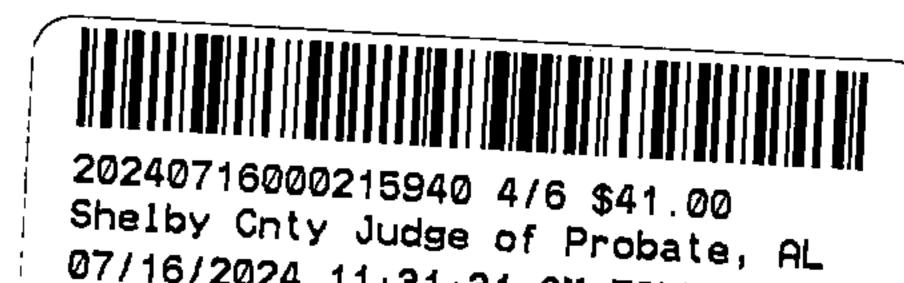
Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

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.

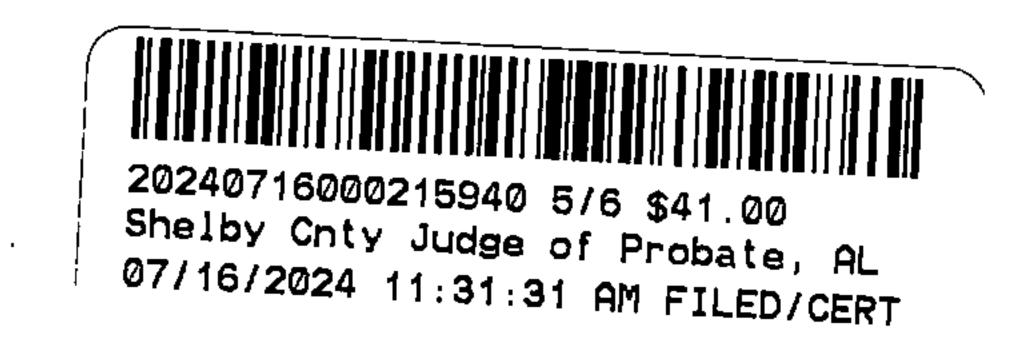
Grantors hereby certify that the above-described property does not constitute their homestead.

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)]



07/16/2024 11:31:31 AM FILED/CERT WITNESS WHEREOF, the Grantor has set his hand and seal, this LT 2024. RICHARD L. DOMINICK, as Personal Representative of the Estate of Charlotte Dominick, deceased. GENERAL ACKNOWLEDGMENT STATE OF Colorado Cagle 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 50ne REFUGIO EDUARDO LOERA VELASCO **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 20204040846 MY COMMISSION EXPIRES 11/20/2024 My Commission Expires:



IN WITNESS WHEREOF, the Grantor, 2024.	has set his hand and seal, this 13 ^M day of
	DIRKSEN L. DOMINICK, as Personal Representative of the Estate of Charlotte Dominick, deceased.
	•
GENERAL ACKNO	<u>OWLEDGMENT</u>
STATE OF MANAMA COUNTY	
I, the undersigned Notary Public in and for DIRKSEN L. DOMINICK ("Personal Representation conveyance in his capacity as Personal Representation is known to me, acknowledged before me on this conveyance, the Personal Representative executed date.	ive of the Estate of Charlotte Dominick, and who day that, being informed of the contents of the
Given under my hand and official seal this to the seal this tend to the seal this to the seal this tend to the se	the 13th day of May, 2024. Notary Public
The state of the s	My Commission Expires: LINDSEY M. EASTWOOD NOTARY PUBLIC ALABAMA - STATE AT LARGE My Commission Expires 02/05/2027

Real Estate Sales Validation Form

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

Grantor's Name	Dirksen L. Dominick and Richard L. Dominick	Grantee's Name	Dirksen L. Dominick and Richard L. Dominick
Mailing Address	as Personal Representatives of the Estate of Charlotte Dominick		4412 7th Avenue South
	4412 7th Avenue South	-	Birmingham, AL 35222
	Birmingham, AL 35222		
Property Address	Parcel No.: 22-1-02-0-000-009.000	Date of Sale	7/8/2024
	No address	Total Purchase Price	\$
		Or -	<u></u>
		Actual Value	<u>*************************************</u>
0240716000215940 6/6 \$41.00 nelby Cnty Judge of Probate, 7/16/2024 11:31:31 AM FILED/0	HL ;	or Assessor's Market Value	\$174,930.00
The purchase price	or actual value claimed on	this form can be verified in th	ne following documentary
<u></u>	ne) (Recordation of docum	entary evidence is not require	ed)
Bill of Sale		Appraisal	
Sales Contract		Other Shelby County T	ax Assessor
Closing Staten	nent		
	• • • • • • • • • • • • • • • • • • •	ordation contains all of the rec	quired information referenced
above, the filing of	this form is not required.		
		Instructions	
	d mailing address - provide t ir current mailing address.	he name of the person or pe	rsons conveying interest
Grantee's name an to property is being	•	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
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.			
conveyed by the ins		This may be evidenced by ar	both real and personal, being a ppraisal conducted by a
excluding current us responsibility of val	se valuation, of the property		
accurate. I further u		tements claimed on this form	ed in this document is true and nay result in the imposition
Date 7/8/2024		Print Lindsey Eastwood	
Unattested		Sign Mas Cash	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one Form RT-1

eForms