

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 TWO THOUSAND AND 00/100 (\$202,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica Parson, a married woman**, whose address is 140 Kings Crest Lane, Pelham, AL 35124, (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 1032 9th Avenue Southwest, Alabaster, AL 35007** to-wit:

Lot 10, in Block 3, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15, in the Office of the Judge of Probate of Shelby County Alabama.

And Also,

Part of Lot 3, in Block 3, of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 3; thence in a southeasterly direction along the southwesterly line of said Lot 3, a distance of 120.02 feet to the southeast corner of said Lot 3; thence in a northerly direction along the easterly line of said Lot 3, a distance of 48.0 feet; thence 90 degrees left, in a westerly direction, a distance of 110.00 feet to the point of beginning.

The herein described property does not constitute the homestead of the Grantor nor that of her spouse.

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.

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 her signature and seal on this 19th day of December, 2024.

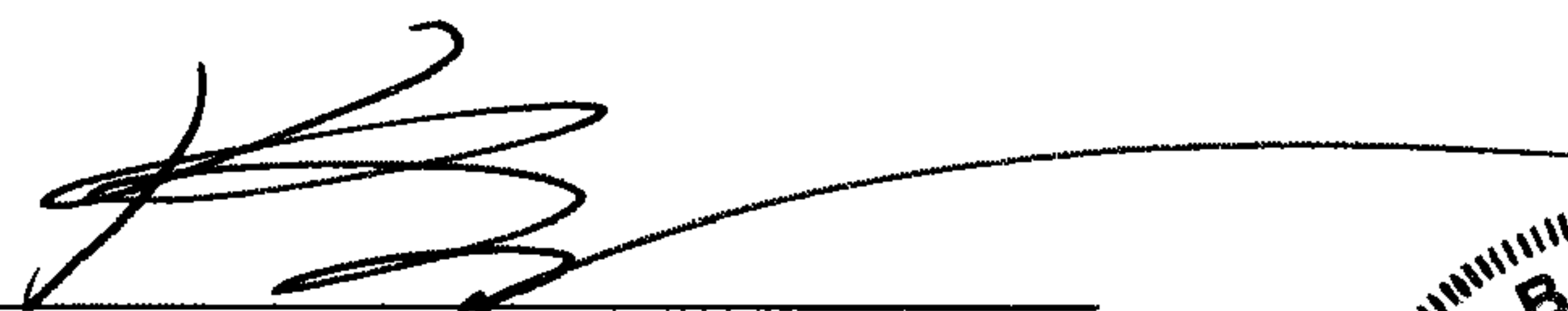


Jessica Parson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Parson, whose name 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 executed the same voluntarily on the day the same bears date.

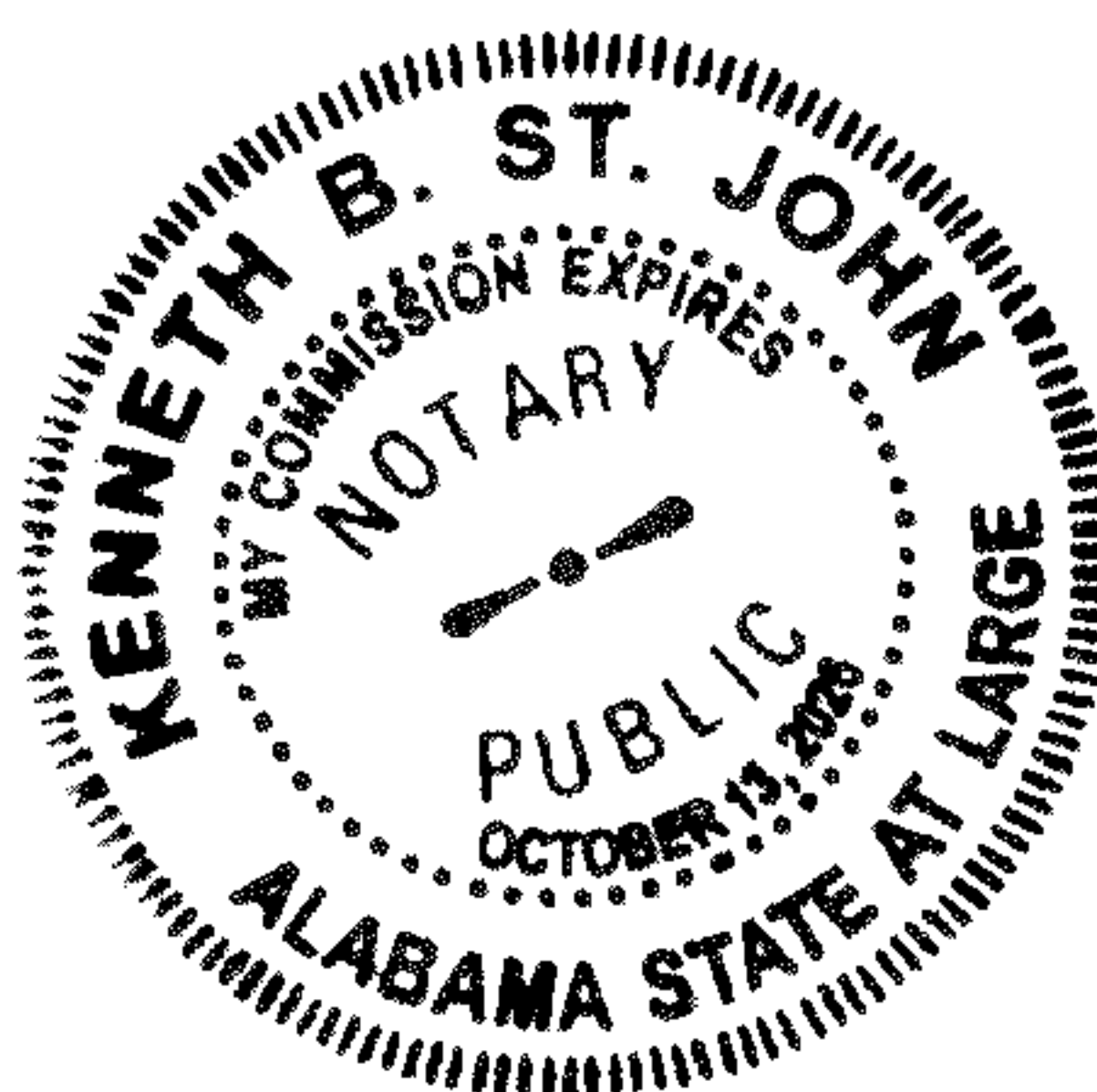
Given under my hand and official seal this 19th day of December, 2024.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 12:36:25 PM
\$227.00 JOANN
20241220000388790

Allen S. Beal