

THIS WARRANTY DEED IS BEING RE-RECORDED TO ADD THE NOTARY ACKNOWLEDGEMENT FOR ELIZABETH DOVE ATTACHED HERETO AND MADE A PART HEREOF.


Send tax notice to:

JASON P. APPLING  
5553 HEATH ROW DR  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014161

  
20140425000122480 1/2 \$31.50  
Shelby Cnty Judge of Probate, AL  
04/25/2014 12:52:08 PM FILED/CERT

**WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MASON W. DOVE and ELIZABETH DOVE, HUSBAND AND WIFE **whose mailing address is:** 235 Inverness Center Drive, Unit 222, Birmingham AL 35242 (hereinafter referred to as "Grantors") by JASON P. APPLING AND SHANNON APPLING **whose mailing address is: 5553 HEATH ROW DR BIRMINGHAM, AL 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF MEADOW BROOK 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 40, PAGE 265 AND DEED BOOK 32, PAGE 306, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT AS SHOWN ON RECORDED PLAT.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTONS INDICATING ANY PREFERENCE LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEC, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 58, APGE 486, AND REAL BOOK 132, PAGE 530, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 5, PAGE 155.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 7, PAGE 830 AND MISC. BOOK 48, PAGE 880.
8. EASEMENT TO UNDERGROUND CABLES AS RECORDED IN REAL BOOK 7, PAGE 833.

  
20140910C00282850 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 11:00:29 AM FILED/CERT

Shelby County, AL 04/25/2014  
State of Alabama  
Deed Tax: \$14.50

\$275,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22nd day of April, 2014.

*Mason W. Dove, by Elizabeth Dove,  
Attorney in fact.*

MASON W. DOVE, BY ELIZABETH DOVE, ATTORNEY IN FACT.

*Elizabeth Dove*  
ELIZABETH DOVE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH DOVE, whose name as Agent and Attorney in Fact for MASON W. DOVE, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in his capacity as Attorney in Fact for MASON W. DOVE on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2014.

*Charles Stewart Jr*  
Notary Public  
Print Name: Charles Stewart Jr  
Commission Expires: 8-30-16

20140425000122480 2/2 \$31.50  
Shelby Cnty Judge of Probate, AL  
04/25/2014 12:52:08 PM FILED/CERT

I certify this to be a true and correct copy *[Signature]*  
8/15/14  
2 pgs  
Probate Judge  
Shelby County

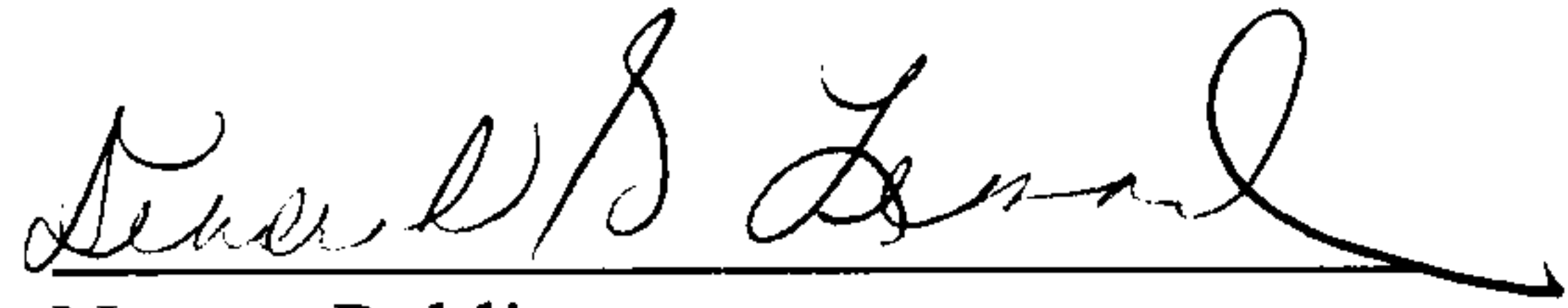
20140910000282850 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 11:00:29 AM FILED/CERT



STATE OF ALABAMA  
COUNTY OF SHELBY

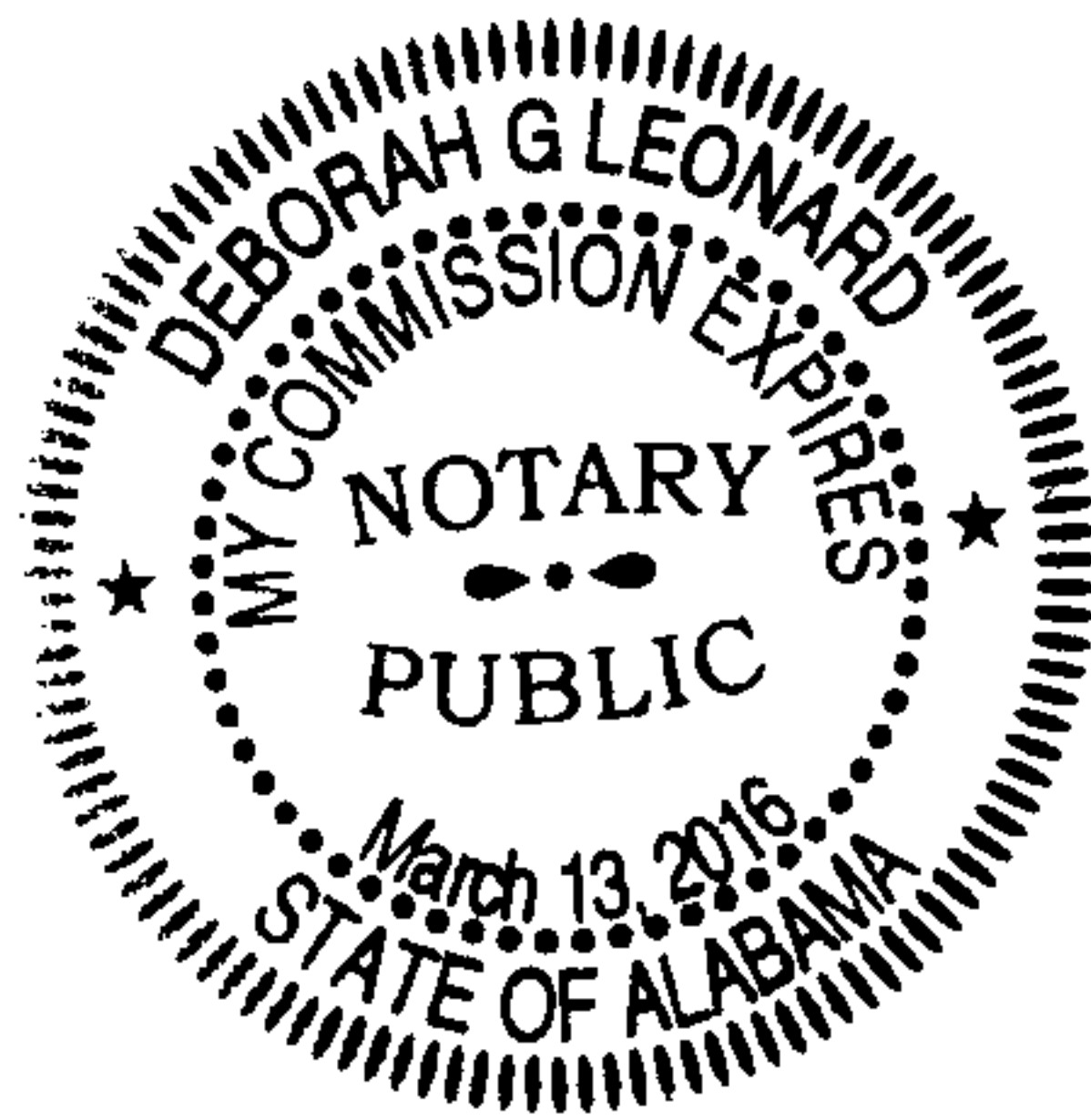
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH DOVE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of April, 2014.



Notary Public  
Print Name: Deborah G. Leonard  
Commission Expires: 3/13/2016

[NOTARIAL SEAL]



20140910000282850 3/3 \$21.00  
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