


This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20180601000192490 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
06/01/2018 11:42:41 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Melvin Dove, Kimberly Anita Dove, and Hubert Gentry as Trustees of House of God (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Melvin Dove (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE ¼ of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Begin (½ in. rebar set PLS #11281) at the intersection of the north boundary line of SE ¼ of the NE ¼ of said section and the west right of way of the Country Church Road (Free Will Baptist Church Road); thence run northwesterly along said road right of way 210.00 feet (meas. 218.43 feet) (½ in. rebar found); thence run west (meas. deflection left 75° 58' 33") and parallel with the north boundary line of said ¼-¼ section 210.00 feet (meas. 210.01 feet) (½ in. rebar found in asphalt road, Waldrop Drive); thence run southerly (meas. deflection left 103° 59' 15") parallel with said road 210.00 feet (meas. 219.38 feet) (open top pipe found) thence east (meas. deflection left 76° 16' 22") 210.00 feet (meas. 209.91 feet) to the point of beginning; containing 1.00 acres ±.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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.

Shelby County, AL 06/01/2018
State of Alabama
Deed Tax: \$56.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
23rd day of May, 2018.

Melvin J. Dove
Melvin Dove, as trustee

Kimberly Anita Dove
Kimberly Anita Dove, as trustee

Hubert Gentry
Hubert Gentry, as trustee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melvin Dove, as trustee of the House of God, 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, he as trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2018.

Meagan Amber Wedge
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Anita Dove, as trustee of the House of God, 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 as trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2018.

Meagan Amber Wedge
Notary Public

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hubert Gentry, as trustee of the House of God, 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, he as trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2018.

Meagan Amber Wedge
Notary Public

MY COMMISSION EXPIRES
AUGUST 22ND 2021

Real Estate Sales Validation Form

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

Grantor's Name Trustees of House of God
Mailing Address 255 Old Country Church Rd
Harpersville, AL 35678

Grantee's Name Melvin Dove
Mailing Address 255 Old Country Church Rd
Harpersville, AL 35678

Property Address 255 Old Country Church Rd
Harpersville, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 55,690

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/23/2018

Print MELVIN JONAH DOVE

☒ Unattested Melvin J. Dove
(verified by)

Sign Melvin Jonah Dove
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

