MVT 5-39E (REV 07/17) sfant

#### ALABAMA DEPARTMENT OF REVENUE, MOTOR VEHICLE DIVISION P.O. Box 327640 Montgomery, AL 36132-7640

**Application Number** 

Notice of Cancellation of a Certificate of Origin or Alabama Title For a Manufactured Home Classified as Real Property

**Application Date** 2/19/2021

MNOC105910628 Primary Document: Alabama Title

Side ID

Title Number

Issue Date

SOU009345ALA

50534262

6/23/2015

Manufactured Home 2015 SOUTHER 44CPS32764BH

Tan

Owner(s)

**GULDE JAMES BENJAMIN AND GULDE KRISTEN DENE'** 250 HUNTER LN

VANIDIVER, AL 35176

(334) 327-1366

Special Mailing No Special Mailing

Signatures (Felony Offense For False Statements)

I (We) hereby certify that the above referenced manufactured home has been permanently affixed and recorded as real property and that the attached manufacturer's certificate of origin, Alabama title, or surety bond is being surrendered pursuant to Section 32-20-20, Code of Alabama 1975, for the issuance or a certificate of cancellation.

Owner Signature

I hereby attest that the above referenced manufactured home has been recorded as being permanently affixed and recorded as real property in the county of

Judge of Probate (authorized signature required)

Daté

A certified copy of the title history (including any cancellation) may be obtained by submitting a Request for Motor Vehicle Records (form MV-DPPA1) and the required fee. The record request form can be accessed through the Department web site at http://www.revenue.alabama.gov/motorvehicle/mvforms/MVDPPA1.pdf.

Note: This form must be submitted to a Designated Agent within 90 days of the notice date.

20210224000092900 1/6 \$37.00

Shelby Cnty Judge of Probate, AL '02/24/2021 11:37:54 AM FILED/CERT



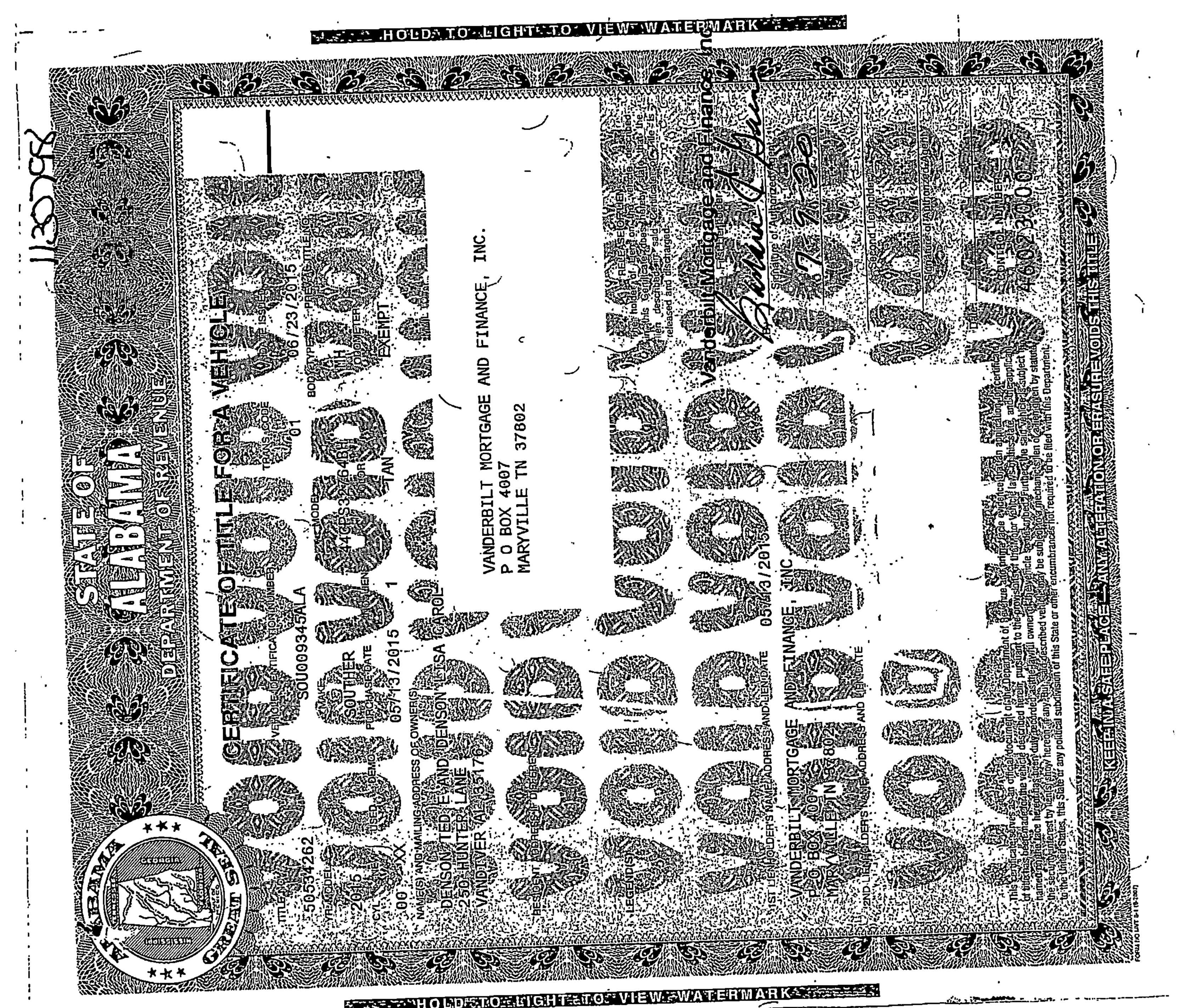
# ALABAMA DEPARTMENT OF REVENUE MOTOR VEHICLE DIVISION

www.revenue.alabama.gov

## Power of Attorney

VEHICLE IDENTIFICATION NUMBER (VIN)*  SOU009345ALA	YEAR 2015 SOUTHERN ENERGY CP305
	PLATE NUMBER  ALABAMA
B.	
Taxpayer Information	Representative(s): Hereby appoint(s) the following representative(s)
Taxpayer Name(s) and Address (Please Type or Print)	Name and Address (Please Type or Print)
JAMES BENJAMIN GULDE	KRISTEN DENE' GULDE
250 HUNTER LN	250 HUNTER LN
VANDIVER, AL 35176	VANDIVER, AL 35176
Email Address	Email Address
Telephone Number (704 ) 320-2050	Telephone Number (334 ) 327-1366
Title application, transfer or lien filing  Title service provider - Section A is not required  other purpose, describe: MOBILE HOME CANCELLATIO  for my motor vehicle described above.  ACTS AUTHORIZED  The representative(s) is authorized to receive and inspect confidentia with respect to the matters described above. The authority does not returns.  LIST ANY SPECIFIC ADDITIONS OR RESTRICTIONS TO THE ACTS OTHERWISE AUTHORIZED	I tax information and to perform any and all acts that I (we) can perform include the power to receive refund checks or the power to sign certain
SIGNATURE OF TAXPAYER  SIGNATURE OF TAXPAYER  Signature of Appointee:	20210224000092900 2/6 \$37.00 20210224000092900 2/6 \$37.00 Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:54 AM FILED/CERT

SPECIAL NOTICE: Any alterations or strikeovers shall void this Power of Attorney. Original signatures are required.



20210224000092900 3/6 \$37.00 Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:54 AM FILED/CERT

#### STATE OF ALABAMA

#### SHELBY COUNTY

### OUITCLAIM BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS & NO/100 (\$10.00), the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantors, TED E. DENSON & LISA DENSON (herein referred to as GRANTORS), hereby remises, releases, quitclaims, sells and conveys to JAMES BENJAMIN GULDE & KRISTEN DENE' GULDE (herein referred to as GRANTEE), any interest Grantor may have in the following Mobile Home:

2015 Southern Energy 76x28 Manufactured Home Model # CP305 Serial # SOU009345A & SOU009345B

This bill of sale grants no warranties of any kind and specifically waives any warranty of Title, habitability, use for a particular purpose, merchantability or any other warranty express or implied.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on this the \_\_\_\_\_ day of July, 2020. LISA DENSON TED E. DENSON

STATE OF ALABAMA COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that TED E. DENSON & LISA DENSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily and with full authority on the date the same bears date.

Given under my hand and official seal on this the \_\_\_\_\_ day of July, 2020.

Notary Public

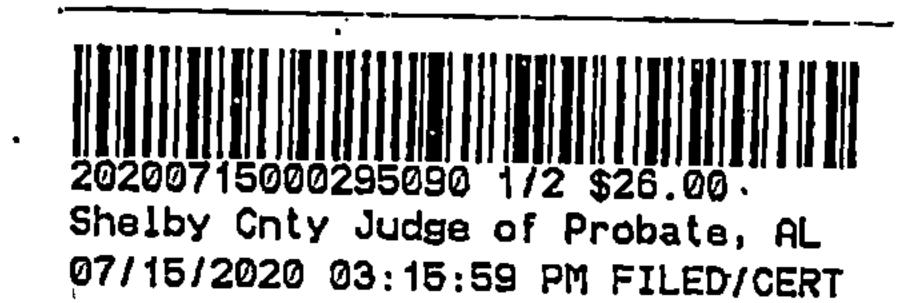
My commission expires: 14-25-21

Randall K. Richardson

PRUITT, TUDISCO & RICHARDSON, P.C.

Two 16th Street North Pell City, Alabama 35125 20210224000092900 4/6 \$37.00 Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:54 AM FILED/CERT

This instrument was prepared by:
Randall K. Richardson
PRUITT, TUDISCO & RICHARDSON, P.C.
Two 16<sup>th</sup> Street North
Pell City, Alabama 35125



02/24/2021 11:37:54 AM FILED/CERT

#### WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA		)	KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY	•	)	•

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00)\* to the undersigned GRANTORS, TED E. DENSON & LISA DENSON, husband and wife, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto JAMES BENJAMIN GULDE & KRISTEN DENE GULDE, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 6, Township 18 South, Range 2 East; thence run North along the West line of said ¼ - ¼ Section for a distance of 262.82 feet; thence 90 degrees 05 minutes right and run Easterly for a distance of 480.00 feet; thence 89 degrees 55 minutes right and run Southerly for a distance of 325.65 feet; thence 67 degrees 27 minutes 04 seconds right and run Southwesterly for a distance of 519.73 feet; thence 112 degrees 32 minutes 56 seconds right and run Northerly for a distance of 262.83 feet to the point of beginning.

ALSO: One 2015 Southern Energy 76x28 Manufactured Home that has been permanently affixed to said property.

#### SUBJECT TO:

1. Mineral and Mining rights not owned by the Grantors.

2. Ad valorem taxes due October 1, 2020, and thereafter.

3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiencies in quantities of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

4. Easement for utilities, ingress and egress granted Ann Hartsfield and Gene Hartsfield by instrument recorded in Volume 314, Page 990, in the Probate Office of Shelby County, Alabama.

\*The consideration noted herein can be verified by Closing Disclosure/Settlement Statement in accordance with §40-22-1, Code of Alabama (1975).

\*\*\$180,000.00 of the purchase price is being financed by a purchase money mortgage being executed and filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTORS do for themselves, their successors and

IN WITNESS WHEREOF, TED E. DENSON & L. this the, 2020.	ISA DENSON have hereunto set their hands and seals
TED E. DENSON (SEAL)	COLOCA (SEAL) LISA DENSON
STATE OF ALABAMA ) COUNTY OF ST. CLAIR)	
	the contents of the conveyance, mey executed the same
Given under my hand and official seal, this the	2 day of 1/1/4, 2020.
HS ANIELLE OR CERS  WAS A COMMENT OF THE STATE OF THE STA	Notary Public My Commission Expires: 04-25-21
PHYSICAL ADDRESS OF PROPERTY:  250 Hunter Ln.  Vandiver, AL 35176	20200715000295090 2/2 \$26.00 Shelby Cnty Judge of Probate, AL 07/15/2020 03:15:59 PM FILED/CERT
GRANTOR'S ADDRESS: 2086 Springfield Dr. Chelseg M 35043	
GRANTEE'S ADDRESS: 250 Hunter Ln. Vandiver, AL 35176	20210224000092900 6/6 \$37.00 20210224000092900 6/6 \$37.00 Shelby Cnty Judge of Probate, AL 5helby Cnty Judge of Probate, AL 02/24/2021 11:37:54 AM FILED/CERT

PTR # 20-540