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

Primary Document: Alabama Title

Side ID

Title Number

Issue Date

\$@U009345ALB

MNOC105910639

50534261

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)

Date

📑 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.

Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:55 AM FILED/CERT



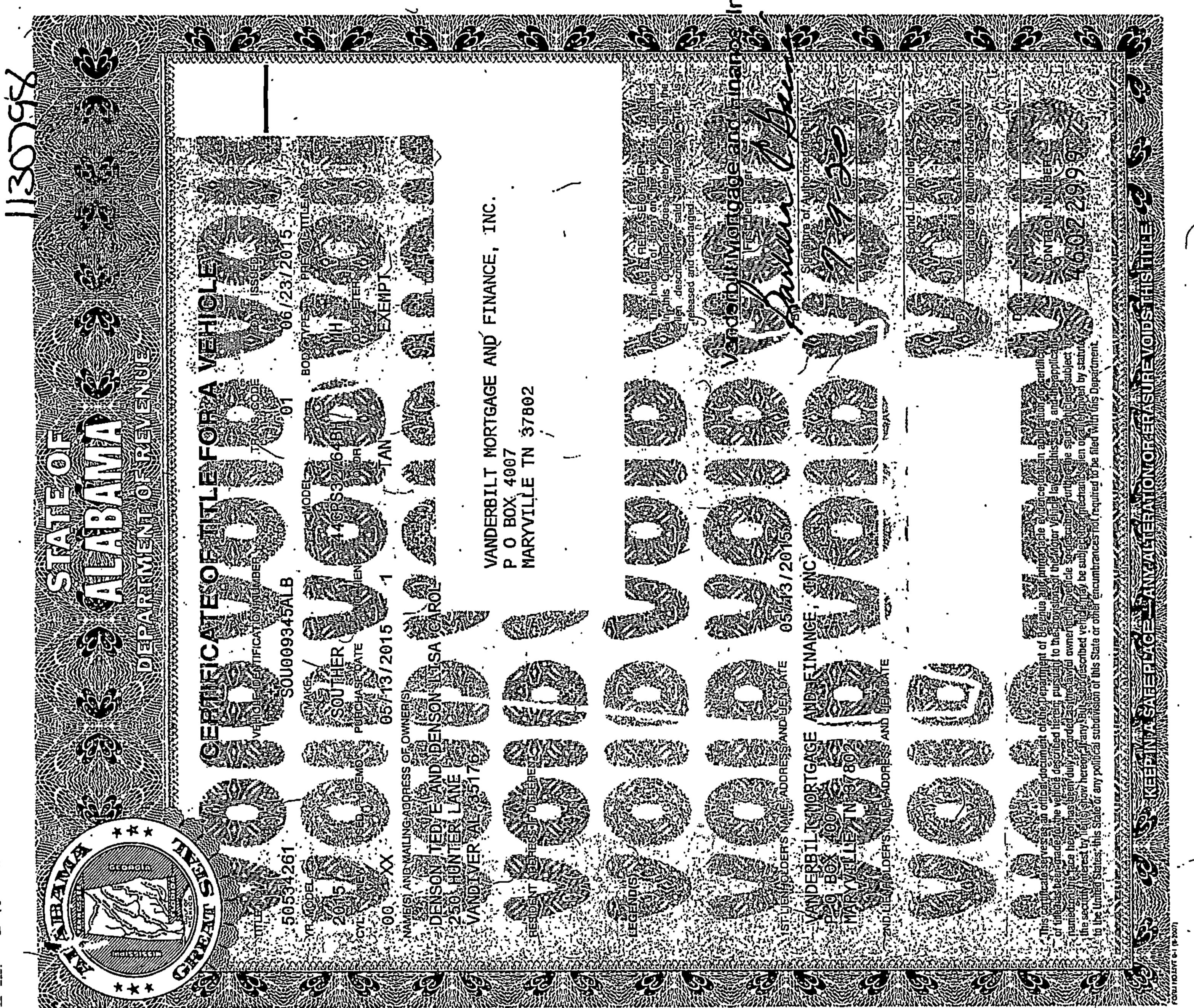
ALABAMA DEPARTMENT OF REVENUE MOTOR VEHICLE DIVISION

www.revenue.alabama.gov Power of Attorney

VEHICLE IDENTIFICATION NUMBER (VIN)* S O U 0 9 3 4 5 A L B	YEAR 2015	SOUTHERN	ENERGY CP305
BODY TYPE N/A	STATE OF ISSUANCE 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		
ACTS AUTHORIZED The representative(s) is authorized to receive and inspect confident with respect to the matters described above. The authority does no returns. LIST ANY SPECIFIC ADDITIONS OR RESTRICTIONS TO THE ACTS OTHERWISE A	t include the power to	o receive retund checi	all acts that I (we) can perform ks or the power to sign certair
		•	
SIGNATURE OF TAXPAYER DATE DATE		20210224000092910 Shelby Cnty Judge 02/24/2021 11:37:5	מי ויים ממניםן זה
Signature of Appointee: Signature of Appointee: Not valid with the signature shall be	OUT THIS SIGNATURE of an authorized rep	resentative of the firm	2/8/2021 DATE who will perform as attorney-
in-fact for the owner.			

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

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202102240000092910 3/6 \$37.00 Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:55 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM 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.

TED E. DENSON

LISA 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

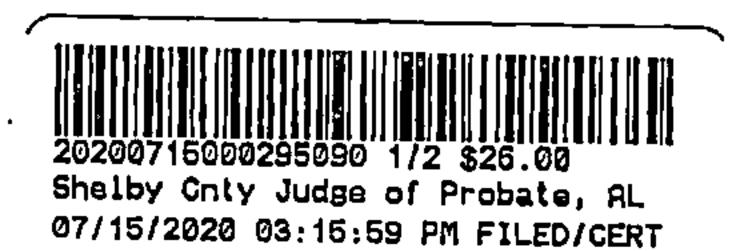
My commission expires: 14-25-21

Randall K. Richardson

PRUITT, TUDISCO & RICHARDSON, P.C.

Two 16th Street North Pell City, Alabama 35125 Shelby Cnty Judge of Probate, AL 02/24/2021 11:37:55 AM FILED/CERT This instrument was prepared by:
Randall K. Richardson
PRUITT, TUDISCO & RICHARDSON, P.C.
Two 16th Street North
Pell City, Alabama 35125

STATE OF ALABAMA



WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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:

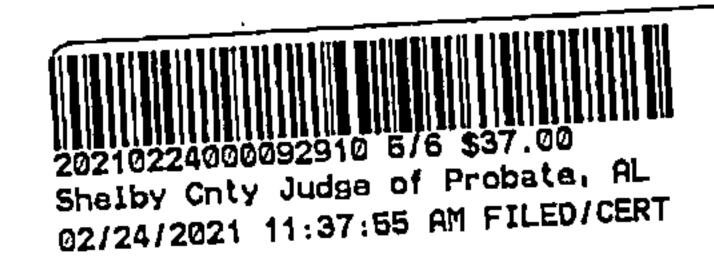
Commence at the SW corner of the NW ¼ of the SE ¼ of Section 6, Township 18 South, Range 2 East; thence run North along the West line of said ¼ - ¼ Section for a distance of 262.82 feet; thence 90 degrees 05 minutes right and run Easterly for a distance of 480.00 feet; thence 89 degrees 55 minutes right 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 assigns, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to said GRANTEES, heirs, executors and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, TED E. DENSON & LISA DENSON have hereunto set their hands and seals (SEAL) (SEAL) STATE OF ALABAMA) COUNTY OF ST. CLAIR)

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

Given under my hand and official seal, this the

Notary Public

My Commission Expires: 04-25-21

PHYSICAL ADDRESS OF PROPERTY

250 Hunter Ln. Vandiver, AL 35176

Shelby Cnty Judge of Probate, AL 07/15/2020 03:15:59 PM FILED/CERT

GRANTEE'S ADDRESS:

250 Hunter Ln. Vandiver, AL 35176

PTR # 20-540

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