

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Dominion Resources, LLC
P. O. Box 1116
Ashville, AL 35953

GENERAL WARRANTY DEED

Tennessee
~~STATE OF ALABAMA~~)
~~SHELBY COUNTY~~ *Williamson*)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Wealth Cap Funds, LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Dominion Resources, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Begin at a point on the East right-of-way line of Gardner Street, said point being a set 1/2 in rebar on the South line of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East; thence run North 88 degrees 22 minutes 42 seconds East for 286.63 feet to the West right-of-way line of Melton Street; thence run North 00 degrees 28 minutes 25 seconds West along said street for 100.00 feet; thence South 88 degrees 22 minutes 42 seconds West for 287.88 feet to the East line of Gardner Street; thence run South 1 degree 11 minutes 21 seconds East for 99.98 feet to the POB. According to the survey of Steven Michael Allen, RLS#12944, dated June 13, 2006.

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.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 27 day of April, 2021.

Wealth Cap Funds, LLC

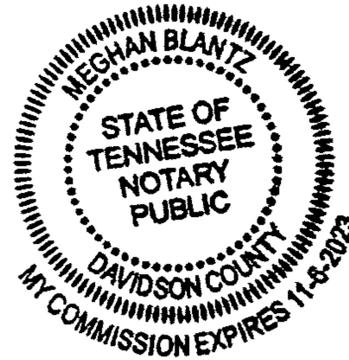
BY: [Signature]
Taylor Streitmatter
Authorized Signor

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Taylor Streitmatter, whose name as Authorized Signor of Wealth Cap Funds, LLC, 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/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 27 day of April, 2021.

[Signature]
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Wealth Cap Funds, LLC

Grantee's Name Dominion Resources, LLC

Mailing Address 393 Nichol Mill Ln
Franklin, TN 37067

Mailing Address P. O. Box 1116
Ashville, AL 35953

Property Address 240 Melton Street
Montevallo, AL 35115

Date of Sale April 23, 2021

Total Purchase Price \$140,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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

Appraisal

Sales Contract

Other: _____

Closing Statement

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 - Wealth Cap Funds, LLC, 393 Nichol Mill Ln, Franklin, TN 37067.

Grantee's name and mailing address - Dominion Resources, LLC, P. O. Box 1116, Ashville, AL 35953.

Property address - 240 Melton Street, Montevallo, AL 35115

Date of Sale - April 23, 2021.

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 with 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: April 23, 2021

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2021 10:34:38 AM
\$168.00 JOANN
20210429000212550

Alvin S. Boyd