

Send Tax Notice to:

Robert Scott Dover and Elise Dover

228 Moss Bend Drive
Helena, AL 35080

This Instrument Prepared By:

Robert McNearney

717 Kerr Drive

Gardendale, AL 35071

File: GDL-24-9487

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Mary Lou Rutherford, an unmarried woman (herein referred to as "Grantor," whether one or more), whose mailing address is

1045 Derby Place, Kibbory, AL 35051

by Robert Scott Dover and Elise Dover (herein referred to as "Grantee," whether one or more), whose mailing address is

228 Moss Bend Drive, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **228 Moss Bend Drive, Helena, AL 35080**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$510,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

MARY LOU RUTHERFORD IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1994-32319; THE OTHER GRANTEE, KERRY P. RUTHERFORD HAVING DIED ON OR ABOUT MARCH 1, 2024.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 3rd day of December, 2024.

Mary Lou Rutherford by Samuel Mark McGaughy, her attorney-in-fact
Mary Lou Rutherford by Samuel Mark McGaughy, her Attorney-In-Fact

State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Samuel Mark McGaughy**, whose name(s) is signed as Attorney in Fact for **Mary Lou Rutherford** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of December, A. D. 2024.

Patrick Galloway
Notary Public

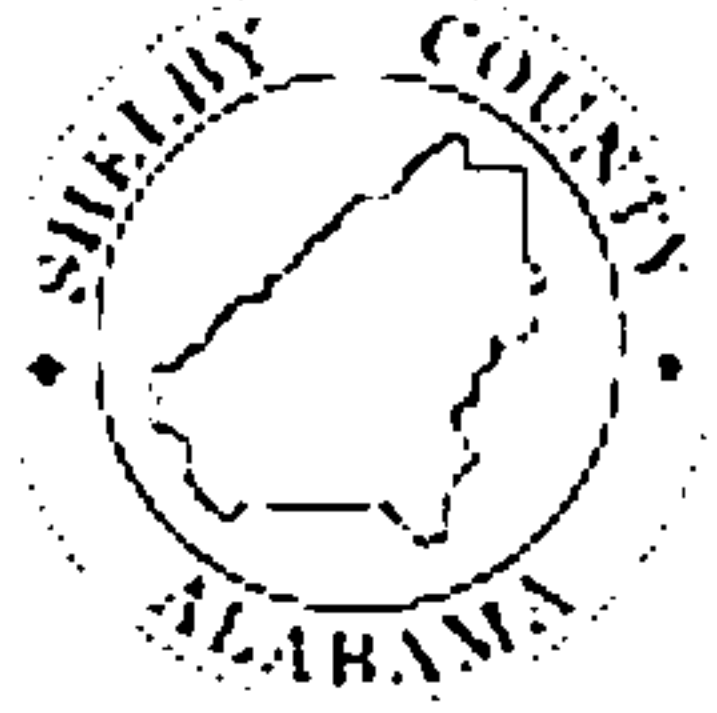
My Commission Expires: 10-4-25



EXHIBIT A

Property 1:

Lot 2, according to the Survey of Moss Bend, as recorded in Map Book 14, page 67, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2024 08:11:25 AM
\$168.00 PAYGE
20241209000377110

Allie S. Bayl