


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Alliance Wealth Builders, Inc.


20160229000062960 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
02/29/2016 02:14:24 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Five Thousand And No/100 Dollars (\$75,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Federal Home Loan Mortgage Corporation, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Alliance Wealth Builders, Inc., (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 17, according to the Survey Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

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.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/29/2016
State of Alabama
Deed Tax: \$75.00

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Attorney-in-Fact of Federal Home Loan Mortgage Corporation on February 15, 2016.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES, INC., as its attorney-in-fact

By: Amanda L. Jonas

Printed Name: Amanda L. Jonas

Authorized Signatory



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STATE OF FL

COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda L. Jonas whose name as Authorized Signatory of Stewart Lender Services, Inc., as Attorney in Fact for Federal Home Loan Mortgage Corporation, 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, as such Amanda L. Jonas with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Attorney-in-Fact as aforesaid.

Given under my hand and official seal on 15 day of February, 2016.

Notary Public

My commission expires:



MELISSA J NUNLEY
MY COMMISSION # FF 065359
EXPIRES: November 7, 2017
Bonded Thru Budget Notary Services

Real Estate Sales Validation Form

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


Grantor's Name FEDERAL HOME LOAN MORTGAGE CORP. Grantee's Name ALLIANCE WEALTH BUILDERS, INC.
Mailing Address 5000 PLANT PARKWAY Mailing Address 100 CENTURY PARK S
CARROLLTON, TX 75010 SUITE 105
BIRMINGHAM, AL 35226

Property Address 151 Cove Landing Date of Sale 2/15/16
COLEDA, AL 35040 Total Purchase Price \$ 75,000.00
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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____


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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 2/15/16

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1