


**SEND TAX NOTICE TO:**  
Ivetta Starikova and Alexander Dratva

**This instrument prepared by:**  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

  
20160518000169150 1/3 \$49.50  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:06:57 AM FILED/CERT

## **WARRANTY DEED**

State of Alabama )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
Shelby County )

That in consideration of **One Hundred-Seventeen Thousand Dollars and Zero cents (\$117,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Alliance Wealth Builders, Inc., by and through its CEO, Mervin W. Plank,** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Ivetta Starikova and Alexander Dratva** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 13, according to the Survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.**

**Mineral and mining rights excepted.**

**\$87,750.00 of the purchase price was paid for with a mortgage(s) executed simultaneously herewith.**


**Subject to ad valorem taxes for the years 2016, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and/or assigns forever.

And we do for ourselves and for our successors and/or assigns covenant with the said Grantees, their heirs and/or assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **13th day of May, 2016**

**Alliance Wealth Builders, Inc.**

By:  (SEAL)  
**Jennifer Brown, Presid**

Shelby County, AL 05/18/2016  
State of Alabama  
Deed Tax: \$29.50

20160518000169150 2/3 \$49.50  
Shelby Cnty Judge of Probate, AL  
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State of ALABAMA )

JEFFERSON County )

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Alliance Wealth Builders, Inc., by and through Jennifer Brown, President**, whose name 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, with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this the **13th day of May, 2016**.

(SEAL)

FRANK STEELE JONES  
Notary Public, Alabama State At Large  
My Commission Expires March 14, 2019

Notary Public

My Commission Expires:

3/14/19

FILE NO: 2016077



## Real Estate Sales Validation Form

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

Grantor's Name Alliance Wealth Builders  
Mailing Address 100 century Park  
SH105  
Bham, AL 35224

Grantee's Name Ivetta Starikova & Alexander  
Mailing Address ~~149 Village Dr~~  
Calera, AL 35040

Property Address 149 Village Dr  
Calera, AL 35040

Date of Sale May 13, 2014  
Total Purchase Price \$ 117,000.00



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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

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 5/13/2014

Unattested

(verified by)

Print Frank Steele Jones

Sign

Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1