

**SEND TAX NOTICE TO:**  
Alliance Wealth Builders, Inc.  
100 Century Park S Suite 105  
Birmingham, AL 35226

20170203000043120  
02/03/2017 01:52:45 PM  
DEEDS 1/3

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

## **WARRANTY DEED**

**State of Alabama**

)

**Shelby County**

)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Sixty-Two Thousand Dollars and Zero cents (\$62,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Lois O. Musso, a married woman (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto Alliance Wealth Builders, Inc. (hereinafter referred to as the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 161, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, page 3 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted.**

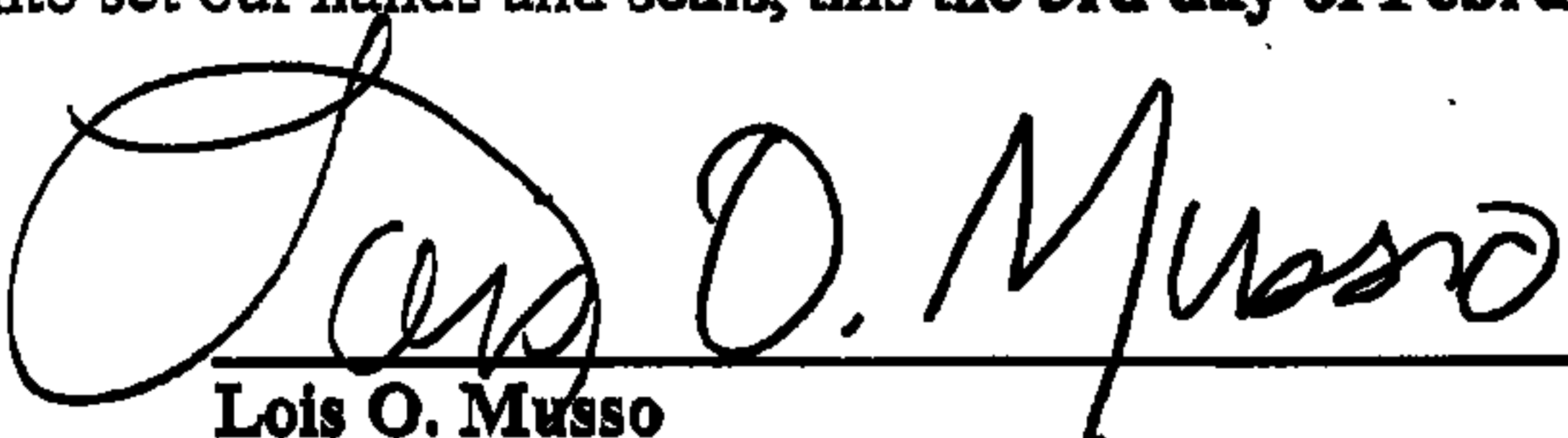
**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

**This property is not the homestead of the grantor or that of her spouse.**

**TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.**

**And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.**

**IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of February, 2017**

  
Lois O. Musso (SEAL)

\_\_\_\_\_  
(SEAL)

State of Alabama

Shelby County

General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Lois O. Musso 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, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the 3rd day of February, 2017.

(SEAL)

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

  
Notary Public  
My Commission Expires: 3/14/2019

File # 2017011

## Real Estate Sales Validation Form

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

Grantor's Name	Lois O. Musso	Grantee's Name	Alliance Wealth Builders, Inc.
Mailing Address	1323 Highway 30	Mailing Address	732 Montgomery Hwy
	Columbiana, AL 35051		PMB 232
			Vestavia Hills, AL 35216
Property Address	191 Flagstone Lane	Date of Sale	02/03/2017
	Calera, AL 35040	Total Purchase Price	\$ 62,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 02/03/2017

Print Samantha Vaughn

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/03/2017 01:52:45 PM  
 \$83.00 CHERRY  
 20170203000043120