

20170223000064370
02/23/2017 02:48:21 PM
DEEDS 1/3

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

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

WARRANTY DEED

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

That in consideration of **Three Hundred-Four Thousand, One Hundred Forty-Nine Dollars and 26/100 cents (\$304,149.26)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **C. Michael Henderson and wife, Patricia L. Henderson** (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 836, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, page 96 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 taken subject to a mortgage to America's Wholesale Lender in the amount of \$236,800.00 dated April 18, 2003 and recorded on April 23, 2003 in Instrument #20030423000250290.

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 **23rd** day of **February, 2017**.


C. Michael Henderson (SEAL)


Patricia L. Henderson (SEAL)

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 **C. Michael Henderson** and **Patricia L. Henderson** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 23rd 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 # 2017018

Real Estate Sales Validation Form

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

Grantor's Name C. Michael Henderson & Patricia C. Henderson Grantee's Name Alliance Wealth Builders Inc
 Mailing Address 500 Southland Dr Mailing Address 100 Century Park S.
#280 Sham AL 35226 #105
Hawker, AL 35226 Sham AL 35226

Property Address 1712 Wingfield Cir Date of Sale 2/23/17
Sham AL 35242 Total Purchase Price \$304,149.26
 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 - 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 2/23/17Print Frank Steele Jones Suzana Brooke Deaton

Unattested

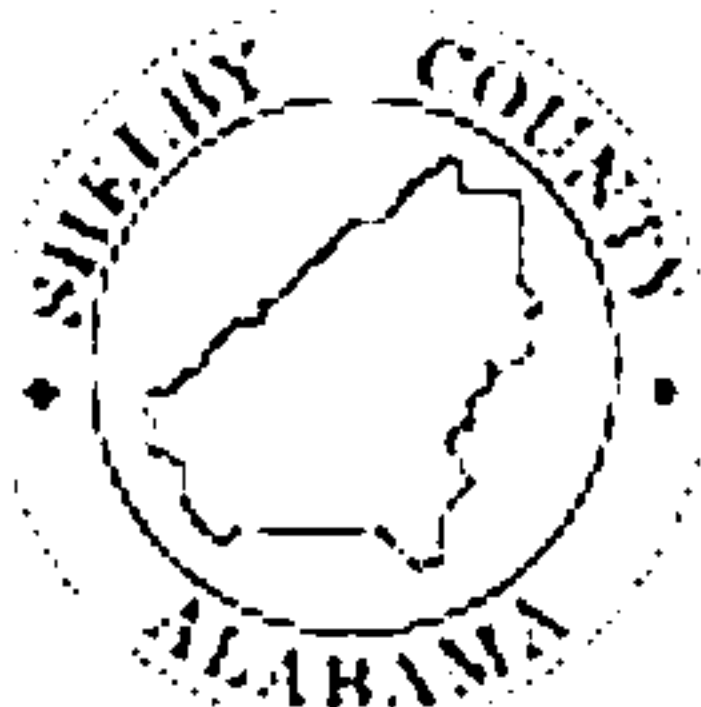
Sign Suzana Brooke Deaton

(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
 02/23/2017 02:48:21 PM
 \$325.50 CHERRY
 20170223000064370