

20170309000080400
03/09/2017 09:43:42 AM
QCDEED 1/3

This instrument was prepared by
Frank Steele Jones
FRANK JONES & ASSOCIATES, LLC
500 Southland Drive, Suite 230
Birmingham, Alabama 35226

QUITCLAIM DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of **Forty-Five Thousand Dollars and No/100 (\$45,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **YP, LLC d/b/a YP Advertising & Publishing LLC f/k/a YP Southeast Advertising & Publishing LLC f/k/a BellSouth Advertising & Publishing LLC** (herein referred to as the Grantor, whether one or more), hereby remises, releases, quit claims, grants, sells, and conveys unto **Alliance Wealth Builders, Inc.** (herein referred to as the "Grantee", whether one or more), all it's right, title, interest and claim in or to 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.

The grantor's interest was acquired through a Sherriff's Deed dated July 23, 2007 and filed on July 25, 2007 in Instrument # 20070725000347220.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, We/I have hereunto set our/my hand and seal, on behalf of the corporation, this 2nd day of March, 2017.

**YP, LLC d/b/a YP Advertising & Publishing
LLC f/k/a YP Southeast Advertising &
Publishing LLC f/k/a BellSouth Advertising &
Publishing LLC**

By:  (Seal)

State of Georgia)
)
Gwinnett County) Corporate Acknowledgment

I, Janis Navarro, a Notary

Public in and for said County, in said State, hereby certify that Jason Peterson, as

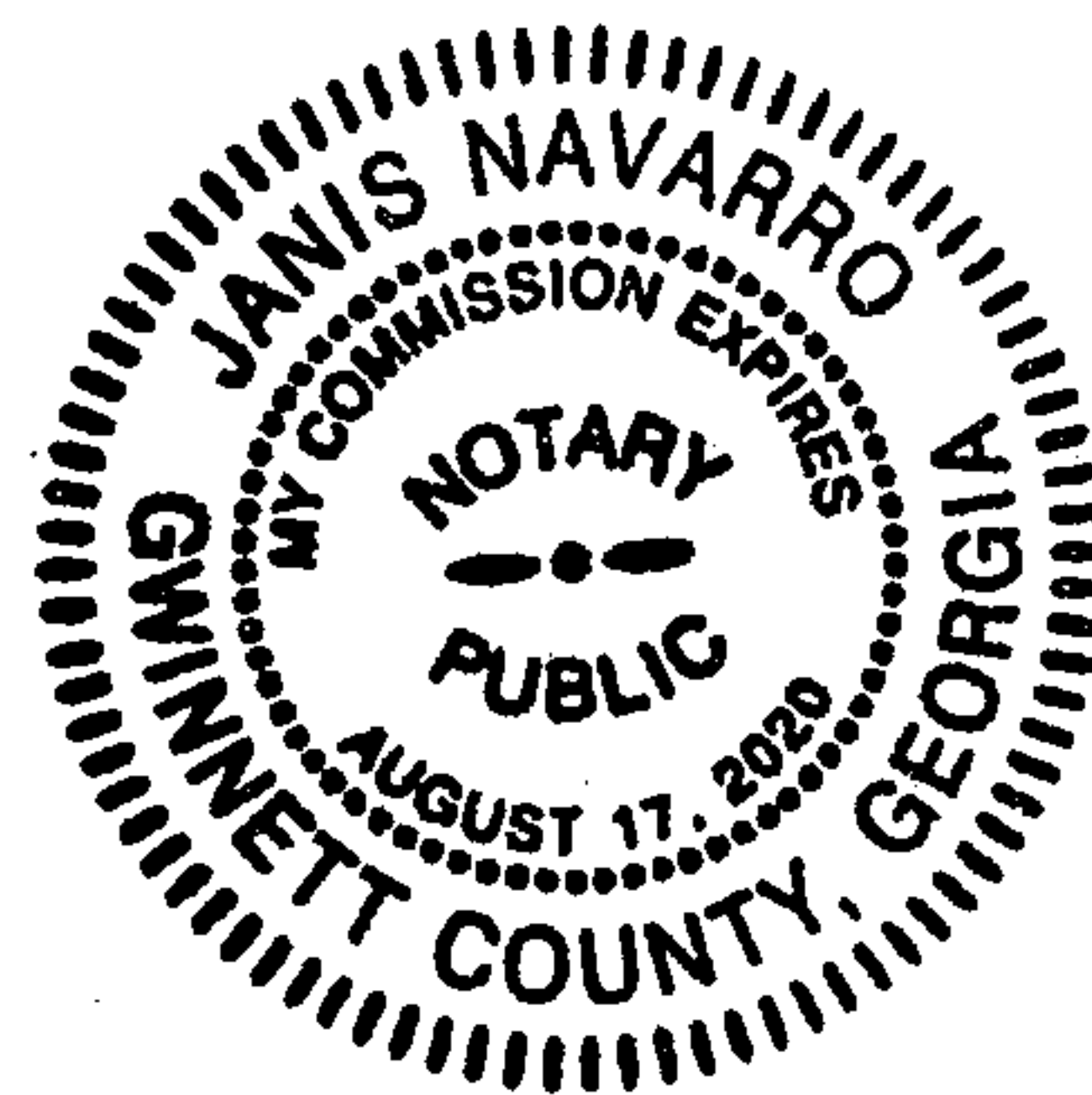
the VP General Counsel of YP, LLC d/b/a YP Advertising & Publishing LLC f/k/a YP Southeast Advertising & Publishing LLC f/k/a BellSouth Advertising & Publishing LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and with full authority of said corporation, he executed the same voluntarily as the act of said company on the day the same bears date.

Given under my hand and official seal this 2nd day of March 2017.

Notary Public

My Commission Expires: August 17, 2020

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	YP, LLC	Grantee's Name	Alliance Wealth Builders, Inc.
Mailing Address	2247 Northlake Parkway Tucker, GA 30084	Mailing Address	100 Century Park S. Suite 105 Birmingham, AL 35226
Property Address	1712 Wingfield Circle Birmingham, AL 35242	Date of Sale	March 2, 2017
		Total Purchase Price	\$ 45,000.00
		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.

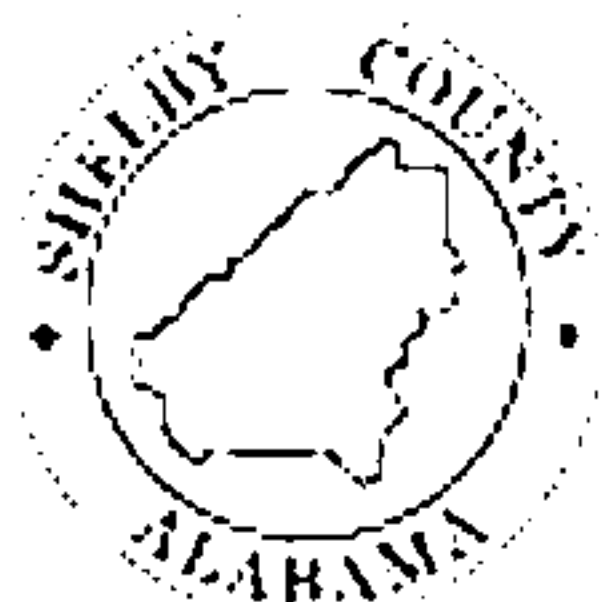
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 3/2/17Print Suzanna Brooke DeatonUnattestedSign Suzanna Brooke Deaton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/09/2017 09:43:42 AM
\$66.00 CHERRY
20170309000080400