

20170605000197190  
06/05/2017 01:58:38 PM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Joseph B. Sailer and Nancy A. Sailer  
1712 Wingfield Circle  
Birmingham, AL 35242

**This instrument was 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 **Three Hundred and Twenty-Six Thousand, Nine Hundred Dollars and Zero Cents (\$326,900.00)**, 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.** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Joseph B. Sailer and Nancy A. Sailer** (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.**

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

**Mineral and mining rights excepted.**

**\$310,555.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.**

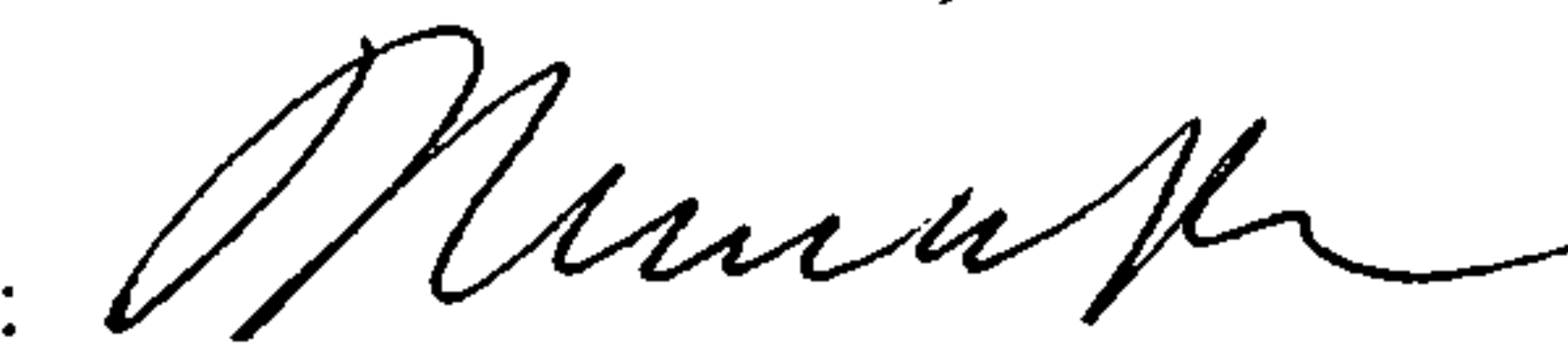
**TO HAVE AND TO HOLD** to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **2nd day of June, 2017**

**Alliance Wealth Builders, Inc.**

By:



(SEAL)

**Mervin W. Plank, CEO**

State of ALABAMA

General Acknowledgment

JEFFERSON County

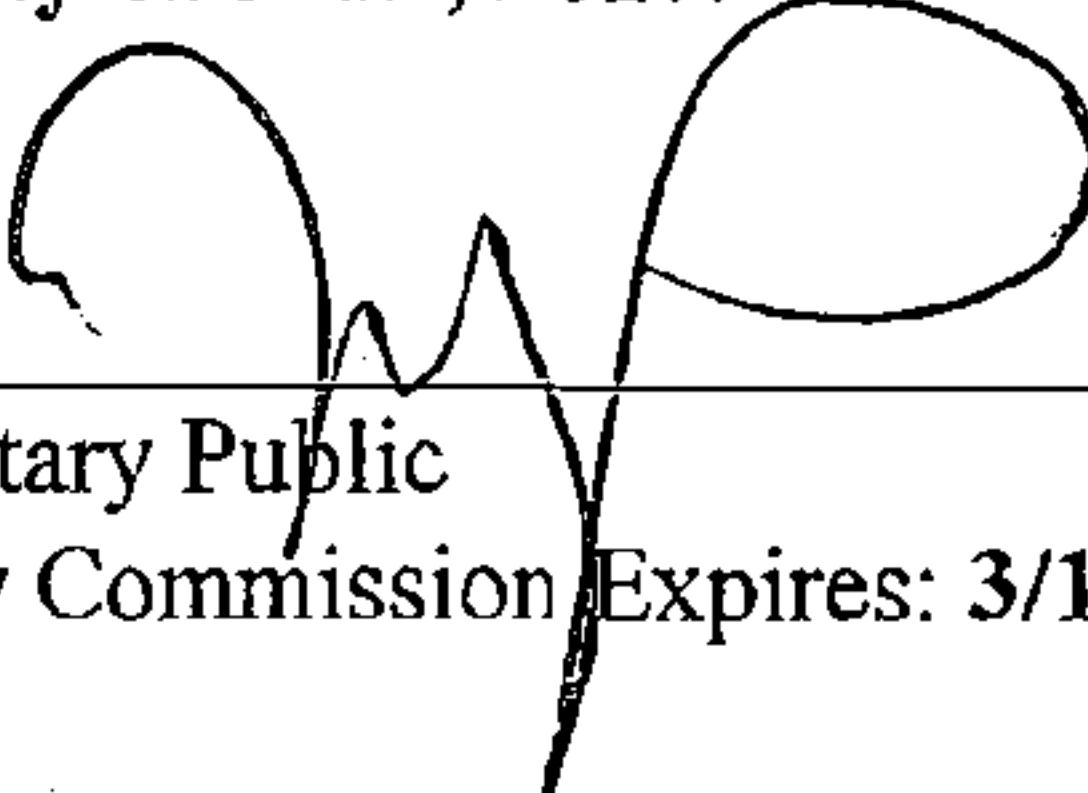
I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Alliance Wealth Builders, Inc.**, by and through **Mervin W. Plank, CEO** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed 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 **2nd day of June, 2017**.

(SEAL)

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

File#: 2017018-A

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/14/19

**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, Inc.  
 Mailing Address 100 Century Park S.  
Suite 105  
Birmingham, AL 35226

Grantee's Name Joseph B. Sailer and Nancy A. Sailer  
 Mailing Address 1712 Wingfield Circle  
Birmingham, AL 35242

Property Address 1712 Wingfield Circle  
Birmingham, AL 35242

Date of Sale June 2, 2017  
 Total Purchase Price \$ 326,900.00  
 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 ☐ 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 6/2/2017

Print Suzanna Brooke Deaton

☐ Unattested

Sign Suzanna Brooke Deaton  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/05/2017 01:58:38 PM  
 S37.50 CHERRY  
 20170605000197190

*[Signature]*

**Form RT-1**