

**SEND TAX NOTICE TO:**

**Deep South Partners, LLC**  
36468 Emerald Coast Parkway, Suite 7103  
Destin, FL 32541

**This instrument prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**20171010000368260**

**10/10/2017 01:58:05 PM**

**DEEDS 1/3**

**WARRANTY DEED**

**State of Alabama**

**Shelby County**

)  
) KNOW ALL MEN BY THESE PRESENTS:  
)

That in consideration of **One Hundred and Ninety-Two Thousand Dollars and Zero cents (\$192,000.00)**, 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.**, (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Deep South Partners, LLC** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 16, according to the Survey of Southern Pines, 6th Sector, as recorded in Map Book 9, page 107, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.**

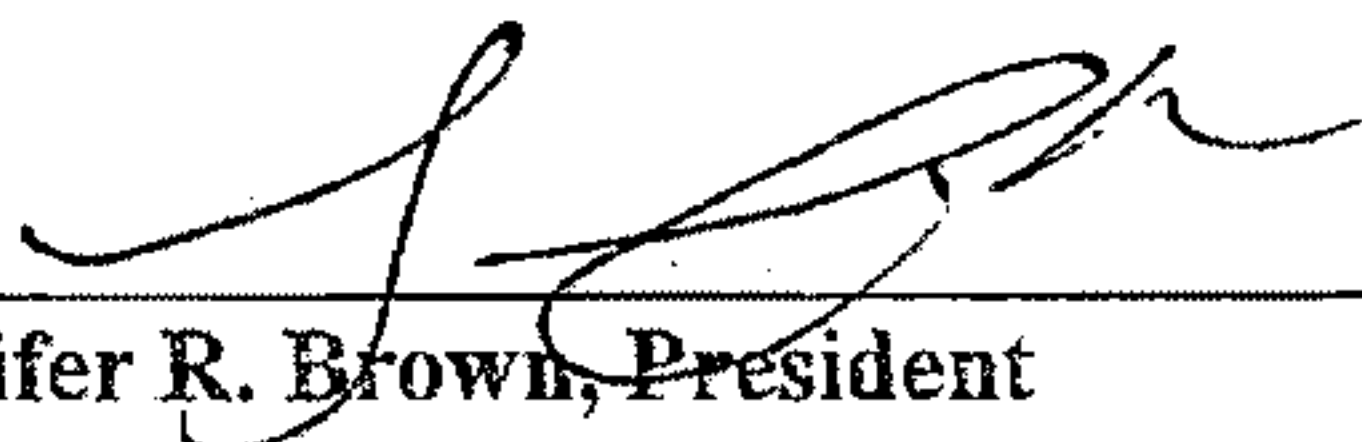
**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

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

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

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this the **9th day of October, 2017**.

**Alliance Wealth Builders, Inc.**

By:  (SEAL)  
**Jennifer R. Brown, President**

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 R. 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, she, 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 9th day of October, 2017.

(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: 2017210-A

# 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. #105  
Birmingham, AL 35226

Grantee's Name Deep South Partners, LLC  
Mailing Address 36468 Emerald Coast Parkway  
Suite 7103  
Destin, FL 32541

Property Address 5048 Stone Bridge Lane  
Birmingham, AL 35242

Date of Sale 10/9/2017  
Total Purchase Price \$ 192,000.00  
or  
Actual Value \$

20171010000368260 10/10/2017 01:58:05 PM DEEDS 3/3 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 10/9/2017

☐ Unattested



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/10/2017 01:58:05 PM  
\$215.00 CHERRY  
20171010000368260

Print Suzanna Brooke Deaton

Sign Suzanna Brooke Deaton

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**