

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

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

20180423000135400
04/23/2018 02:26:01 PM
DEEDS 1/2

WARRANTY DEED

State of Alabama)

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

)

That in consideration of **Fifty-Two Thousand, Seven Hundred and Ninety-Six Dollars and Seventy cents (\$52,796.70)**, other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cathy P. Roy, an unmarried 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 27, in Block 1, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Office of the Judge of Probate of 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.

Cathy P. Roy is the surviving grantee of William D. Roy.

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 **28th day of February, 2018.**

