

SEND TAX NOTICE TO:
Steven Inaba
100 Century Park S. Suite 105
Birmingham, AL 35226

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

20180710000245370
07/10/2018 03:55:45 PM
DEEDS 1/3

WARRANTY DEED

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

That in consideration of **One Hundred and Fifty Nine Thousand, Nine Hundred Dollars and Zero cents (\$159,900.00)**, 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 "Grantors" whether one or more), grants, bargains, sells and conveys unto **Steven Inaba** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 11, according to the Amended Map and Survey of Dearing Downs, 5th Sector, as recorded in Map Book 10, page 71 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 year 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 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 **6th day of July, 2018**

Alliance Wealth Builders, Inc.

 (SEAL)
By: Jennifer R. Brown, President

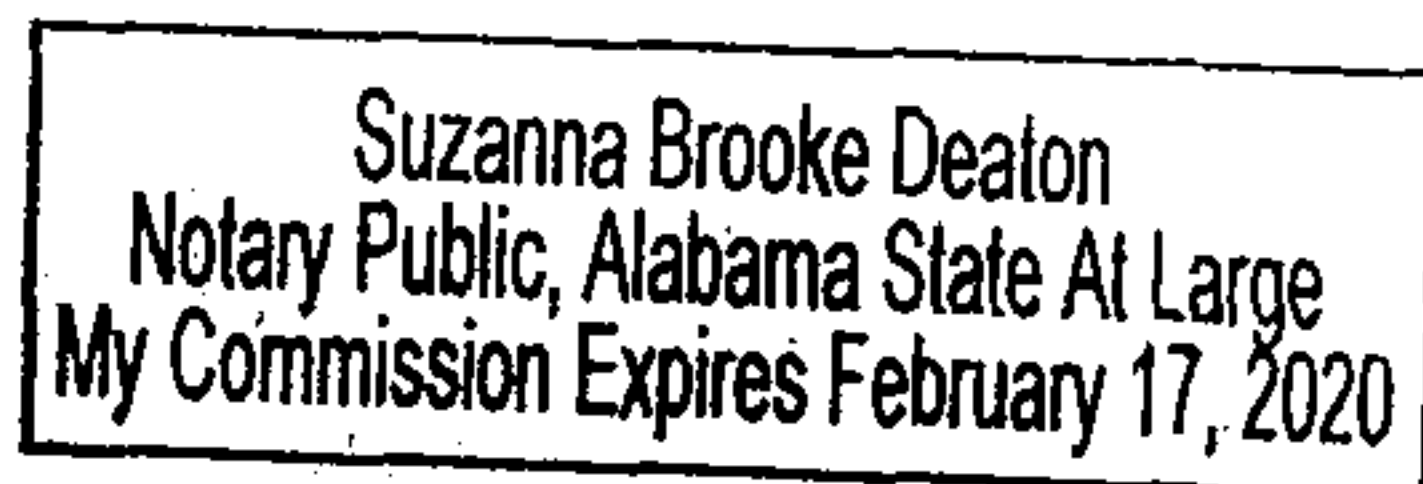
State of Alabama)
Shelby County)

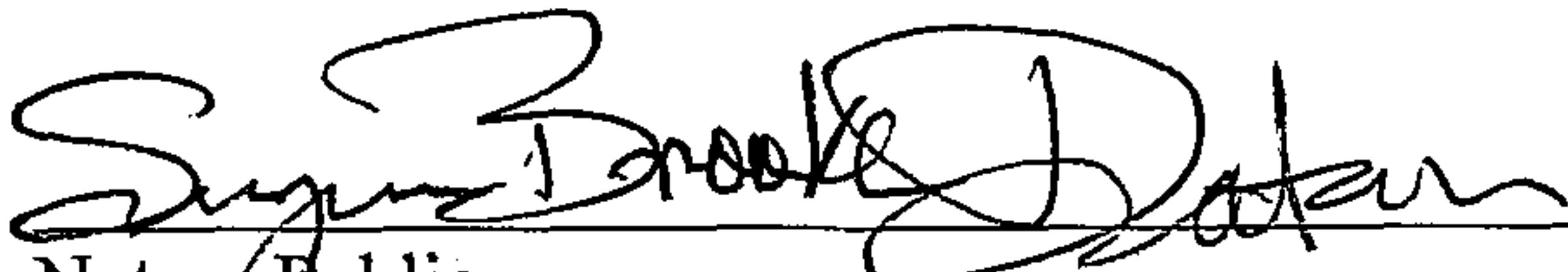
General Acknowledgment

I, Suzanna Brooke Deaton, a Notary Public in and for said County, in said State, hereby certify that Alliance Wealth Builders, Inc. by and through Jennifer R. Brown, as 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, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the 6th day of July, 2018.

(SEAL)




Notary Public
My Commission Expires: 2/17/20

File # 2018159-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 STEVEN INABA
 Mailing Address 100 CENTURY PARK S. #105
BIRMINGHAM, AL 35226

Property Address 1406 BELMONT LANE
HELENA, AL 35080

Date of Sale 159,900

Total Purchase Price \$

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).



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/10/2018 03:55:45 PM (verified by)
 \$181.00 DEBBIE
 20180710000245370

Print SUZANNA BROOKE DEATON

Sign

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

Form RT-1