

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

20200304000085010
03/04/2020 08:43:09 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

Shelby County

)
) **KNOW ALL MEN BY THESE PRESENTS:**
)

That in consideration of **One Hundred and Seventeen Thousand, Five Hundred Dollars and Zero cents (\$117,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Judy L. Lumsden, 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 83, Block 1, according to the Map and Survey of Cahaba Valley Estates, Fifth Sector, as recorded in Map Book 6, page 4 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 2020, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Judy L. Lumsden is the sole surviving grantee of Barry Scott Lumsden, having died on or about January 10, 2020.

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 **27th day of February, 2020.**

 (SEAL)
Judy L. Lumsden

State of Alabama)
)
Shelby County)

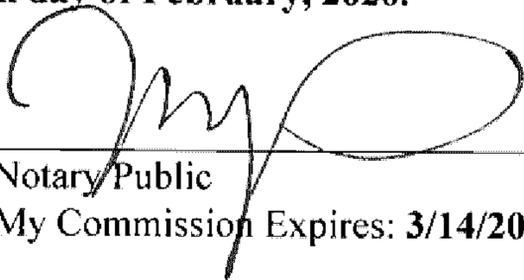
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Judy L. Lumsden**, 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 **27th day of February, 2020**.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023


Notary Public
My Commission Expires: **3/14/2023**

File # 2020037

