

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

20210107000012180
01/07/2021 01:21:30 PM
DEEDS 1/2

This instrument prepared by:
Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

WARRANTY DEED

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

That in consideration of **Two Hundred Thousand Dollars and Zero cents (\$200,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cuong Tri Truong, an unmarried man** (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 3, according to the Map and Survey of Butte Woods Ranch, Addition to Altadena Valley, as recorded in Map Book 5, page 1 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 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

This property is not the homestead of the grantor nor that of his spouse, if any.

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 **7th day of January, 2021**.


_____(SEAL)
Cuong Tri Truong

State of Alabama)

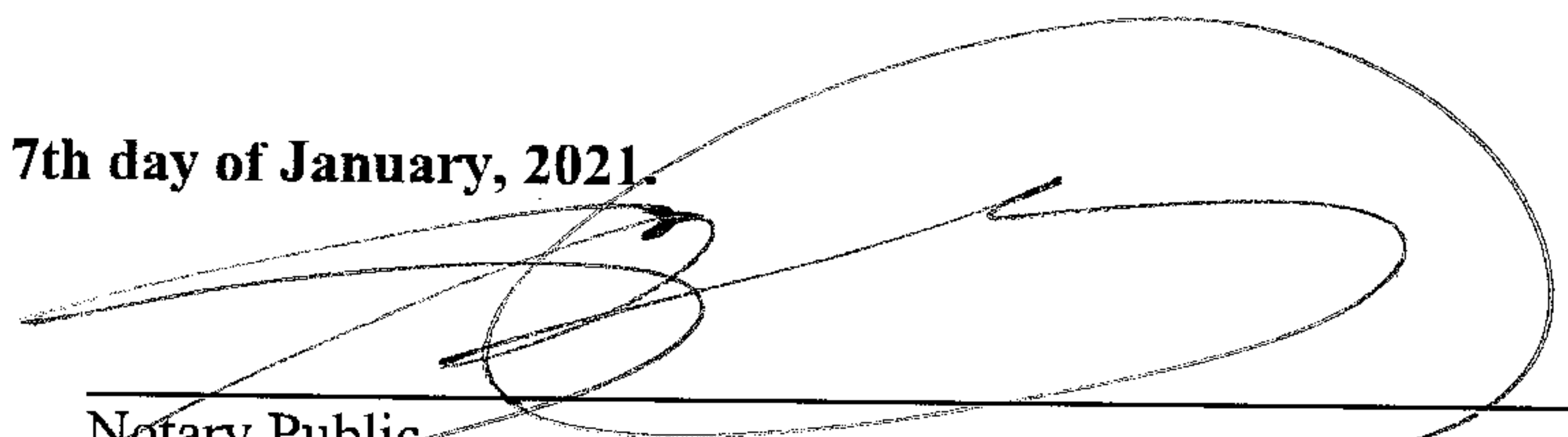
Shelby County)

General Acknowledgment

I, **Suzanna Brooke Deaton**, a Notary Public in and for said County, in said State, hereby certify that **Cuong Tri Truong** 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 **7th day of January, 2021.**

(SEAL) **Suzanna Brooke Deaton**
Notary Public, Alabama State At Large
My Commission Expires February 4, 2024



Notary Public
My Commission Expires: 2/4/2024

File # 2020533



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 01:21:30 PM
\$225.00 JESSICA
20210107000012180

Allie S. Bayl