

SEND TAX NOTICE TO:  
**Gerardo Caballero**

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

**20210108000013280**  
**01/08/2021 10:12:54 AM**  
**DEEDS 1/2**

## **WARRANTY DEED**

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

That in consideration of **Two Hundred and Seventeen Thousand Dollars and Zero cents (\$217,000.00)**, 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 "Grantors" whether one or more), grants, bargains, sells and conveys unto **Gerardo Caballero** (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.**

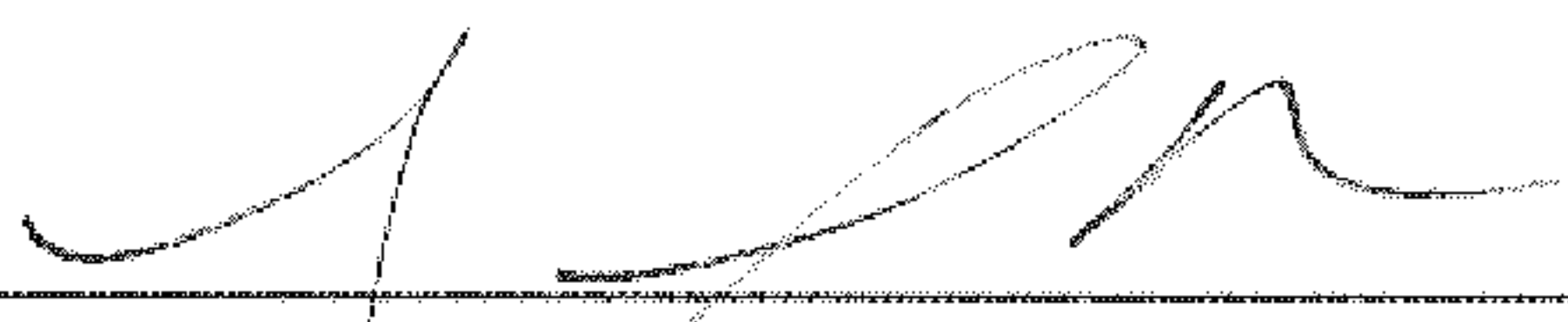
**Subject to ad valorem taxes for the year 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**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**.

**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 its **PRESIDENT, Jennifer R. Brown** 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, they, with full authority, executed the same voluntarily for and as the act of the company 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 NO: 2020583-A**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2021 10:12:54 AM  
\$242.00 JESSICA  
20210108000013280

*Allen S. Bayl*