

This Instrument was Prepared by:

Send Tax Notice To: Wealth Cap Funds, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27090

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty One Thousand Dollars and No Cents (\$81,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James E. Amos and Angela Amos**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wealth Cap Funds, LLC, AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

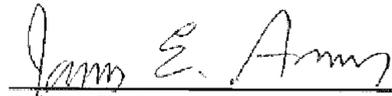
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of April, 2021.


James E. Amos

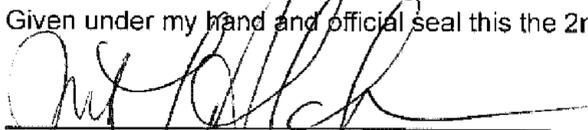

Angela Amos

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James E. Amos and Angela Amos, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of April, 2021.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 9-1-24

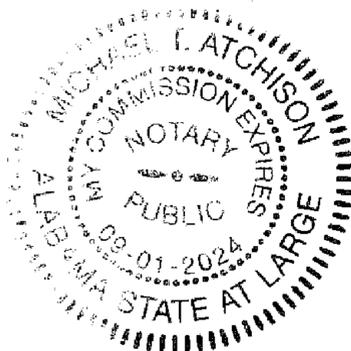


EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 130, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Begin at the intersection of the easterly right of way line of Old Montevallo Road and the northerly right of way line of 1st Court, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southeasterly along said right of way line of 1st Court for 163.08 feet; thence 79 degrees 38 minutes 02 seconds left and run northeasterly for 60.97 feet; thence 93 degrees 02 minutes 05 seconds left and run northwesterly for 143.05 feet to a point on the easterly right of way line of Old Montevallo Road; thence 86 degrees 57 minutes 55 seconds left and run southwesterly along said right of way line of Old Montevallo Road for 11.78 feet to the beginning of a curve to the right, said curve having a radius of 182.47 feet; thence southwesterly along said right of way line of Old Montevallo Road and along the arc of said curve for 75.09 feet to the point of beginning.
Situating in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Amos & Angela Amos
Mailing Address 10, Pleasant Valley Farm Rd, Brimfield AL 35035
Property Address 762 4th Pl., Alabaster, AL 35007
Grantee's Name Wealth Cap Funds, LLC
Mailing Address
Date of Sale April 02, 2021
Total Purchase Price \$81,000.00
Actual Value
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
Sales Contract (checked)
Closing Statement
Appraisal
Other

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 of 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).

Date April 14, 2021
Print James E. Amos
Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2021 04:00:49 PM
\$109.00 CHARITY
20210416000192010

Ally S. Boyd