

20210419000194580  
04/19/2021 02:16:39 PM  
DEEDS 1/4

Commitment Number: AL21102504

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. File Number: AL21102504.

After Recording, Send To:

**Boston National Title Agency, LLC**  
400 Rouser Road, Ste. 101  
Coraopolis, PA, 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**36-2-03-2-003-019-000**

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**GENERAL WARRANTY DEED**

**Wealth Cap Funds, LLC**, hereinafter grantor, whose tax-mailing address is **393 Nichol Mill Lane #260, Franklin, TN 37067**, for \$150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **WCH AL-1001 LLC**, hereinafter grantee, whose tax mailing address is **393 Nichol Mill Lane #260, Franklin, TN 37067**, the following real property:

**LOT NO. 6 IN WILSON'S SUBDIVISION NO. 1, TOWN OF MONTEVALLO SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, AS A POINT OF REFERENCE; THENCE NORTH WITH THE LAND LINE NORTH 1° 35' WEST 838.6 FEET TO A POINT 30 FEET SOUTH OF THE CENTER LINE OF THE CALERA-CENTREVILLE HIGHWAY; THENCE NORTH 85° 50' WEST 322 FEET ALONG WITH AND PARALLEL TO SAID HIGHWAY; THENCE SOUTH 4° 11' EAST 120 FEET; THENCE SOUTH 85° 49' WEST 245 FEET; THENCE SOUTH 4° 11' EAST 100 FEET TO THE POINT OF BEGINNING AND THE NE CORNER OF THE LOT HEREIN DESCRIBED AND CONVEYED; THENCE SOUTH 85° 49' WEST 195 FEET; THENCE SOUTH 4° 11' EAST 100 FEET; THENCE NORTH 85° 49' EAST 195 FEET; THENCE NORTH 4° 11' WEST 100 FEET TO THE POINT OF BEGINNING; SAID PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS. TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.**

**Property Address is: 160 Wilson Drive, Montevallo, AL 35115**

**BEING THE SAME PROPERTY TRANSFERRED FROM TOWD POINT MORTGAGE TRUST 2018-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE TO WEALTH CAP FUNDS, LLC BY SPECIAL/LIMITED WARRANTY DEED RECORDED ON 02/04/2021 AS INSTRUMENT NUMBER 20210204000059430.**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on MARCH 29, 2021:

Wealth Cap Funds, LLC

By:

*[Handwritten signature]*

Its:

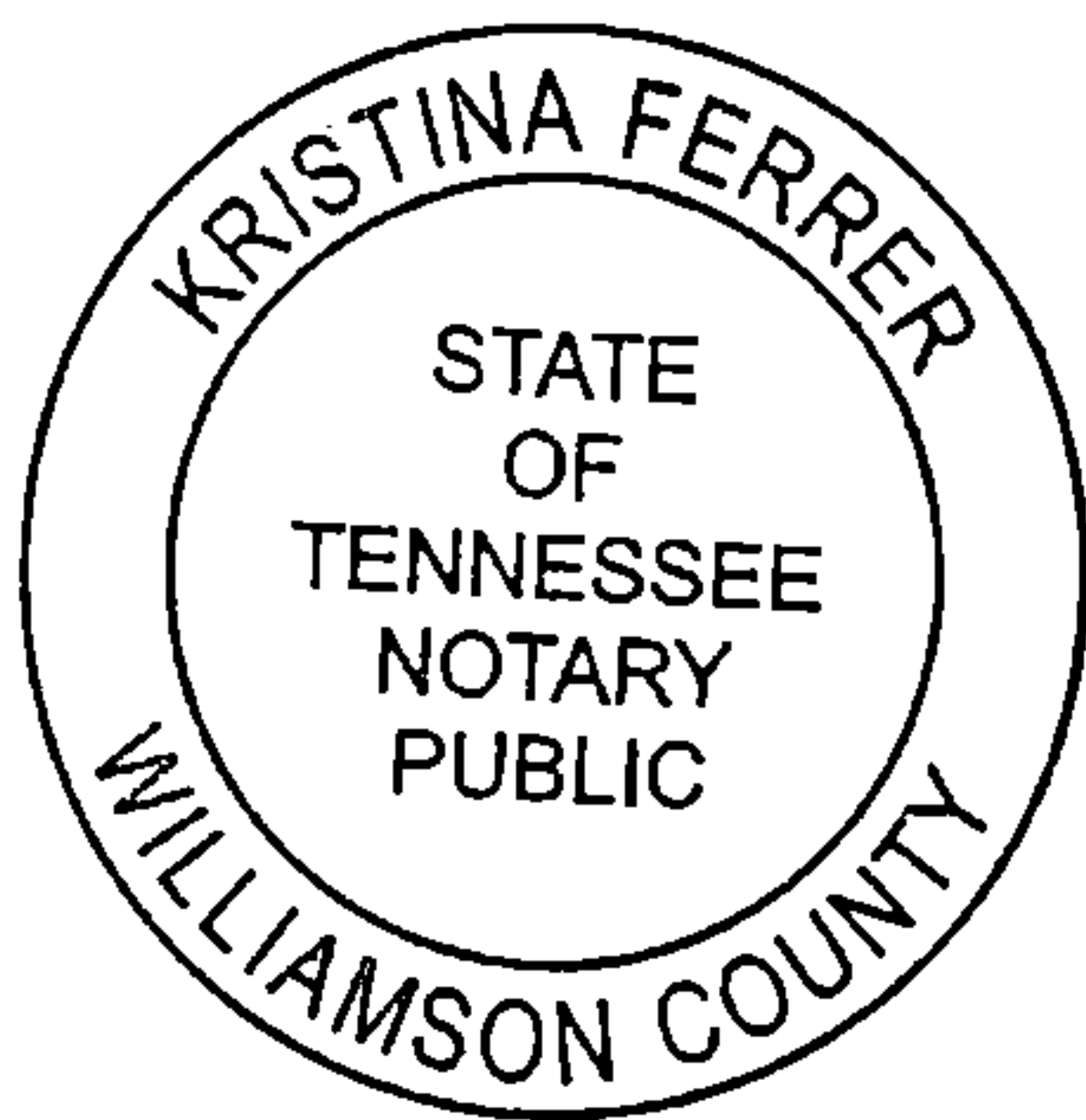
Authorized Signer

STATE OF Tennessee  
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that ~~Taylor D. Stewart~~ its Authorized Signer, on behalf of the Grantor **Wealth Cap Funds, LLC** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Authorized Signer and with full authority executed the same voluntarily for and as the act of said Grantor Corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 29 day of MARCH, 2021

*Kristina Ferrer*  
Notary Public  
exp: 6-17-2024



Real Estate Sales Validation Form

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

Grantor's Name Wealth Cap Funds, LLC
Mailing Address 393 Nichol Mill Lane #260, Franklin, TN 37067

Grantee's Name WCH AL-1001 LLC
Mailing Address 393 Nichol Mill Lane #260, Franklin, TN 37067

Property Address 160 Wilson Drive, Montevallo, AL 35115

Date of Sale 03/29/2021
Total Purchase Price 150,000.00
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
Sales Contract
[X] 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 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).

Date 3/29/2021
Unattested (verified by)

Print Lance Welch
Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/19/2021 02:16:39 PM
\$68.50 CHERRY
20210419000194580

Allen S. Bayl