

20220210000059490
02/10/2022 11:04:53 AM
DEEDS 1/3

Commitment Number: AL21105019

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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: AL21105019.

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28 5 16 2 001 058.000

SPECIAL/LIMITED WARRANTY DEED

Wealth Cap Holdings LLC, hereinafter grantor, whose tax-mailing address is **393 Nichol Mill Lane #260, Franklin, TN 37067**, for \$200,000.00 (Two Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **MJR Realty LLC**, hereinafter grantee, whose tax mailing address is **8614 East Dianna Drive, Scottsdale, AZ 85257**, the following real property:

The following described real estate, situated in shelby County, Alabama, to-wit;

Lot 56, according to the Map of Hampton Square, as recorded in Map Book 42, page 114 in the Probate Office of Shelby County, Alabama.

Property Address: 500 Margaret Ln., Calera, AL 35040

Being that parcel of land conveyed to Wealth Cap Holdings, LLC from RC Birmingham, LLC, an Alabama limited liability Company by that Deed recorded 8/26/2019 in deed Instrument No. 20190826000312980 of the Shelby County, AL public registry.

The real property described above is conveyed subject to 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 January 27th, 2022:

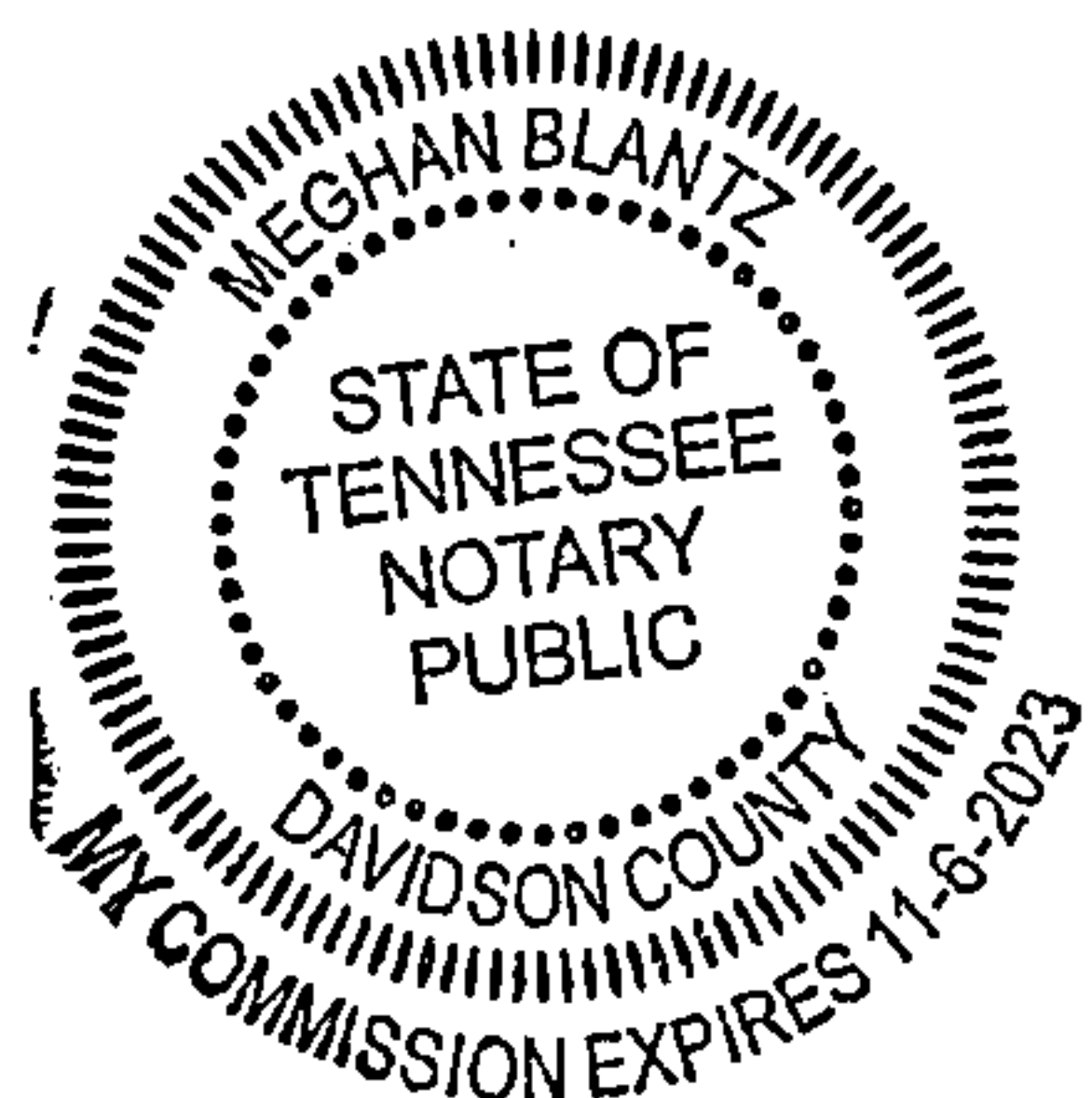
Lance Welch
Wealth Cap Holdings, LLC

By: Lance Welch
Its: Authorized Signer

STATE OF Tennessee
COUNTY OF Williamson

Lance Welch I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that ~~Authorized Signer~~ its Authorized Signer, on behalf of the Grantor Wealth Cap Holdings, 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 _____ 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 27 day of January 2022



Meghan Blantz
Notary Public

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 Holdings LLC
 Mailing Address 393 Nichol Mill Lane
#260, Franklin, TN
37067

Grantee's Name MJR Realty LLC
 Mailing Address 8614 East Dianna Drive,
Scottsdale, AZ 85257

Property Address 500 Margaret Ln., Calera, AL
35040

Date of Sale 01/27/2022
 Total Purchase Price 200,000.00

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
☐ 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 1-27-2022

Print Lance Welch

☒ Unattested

Sign Lance Welch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/10/2022 11:04:53 AM
 \$228.00 JOANN
 20220210000059490

Allen S. Bayl