

SEND TAX NOTICE TO:
Mdallion Properties, LLC
936 Blemer Road
Danville, CA 94526

20221221000456980
12/21/2022 11:07:25 AM
DEEDS 1/3

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

WARRANTY DEED

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

That in consideration of **Two Hundred Forty-Nine Thousand, Nine Hundred Dollars and No Cents (\$249,900.00)**, 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.** (herein referred to as the "Grantor", whether one or more), grants, bargains, sells and conveys unto **Mdallion Properties, LLC** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 152, according to the Map and Survey of Kentwood, Third Addition, as recorded in Map Book 20, page 79 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 years 2022, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale, in the amount of \$157,553.00 evidenced by mortgage foreclosure deed to Alliance Wealth Builders, Inc., dated March 18, 2022, and recorded on March 25, 2022, in Instrument # 20220325000121230, in the Probate Office of Shelby, County, Alabama.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by and through **Mervin W. Plank, CEO**, who is authorized to execute this conveyance, has hereto set its signature and seal this 20 day of **December, 2022**.

Alliance Wealth Builders, Inc.


_____(Seal)
Mervin W. Plank, CEO

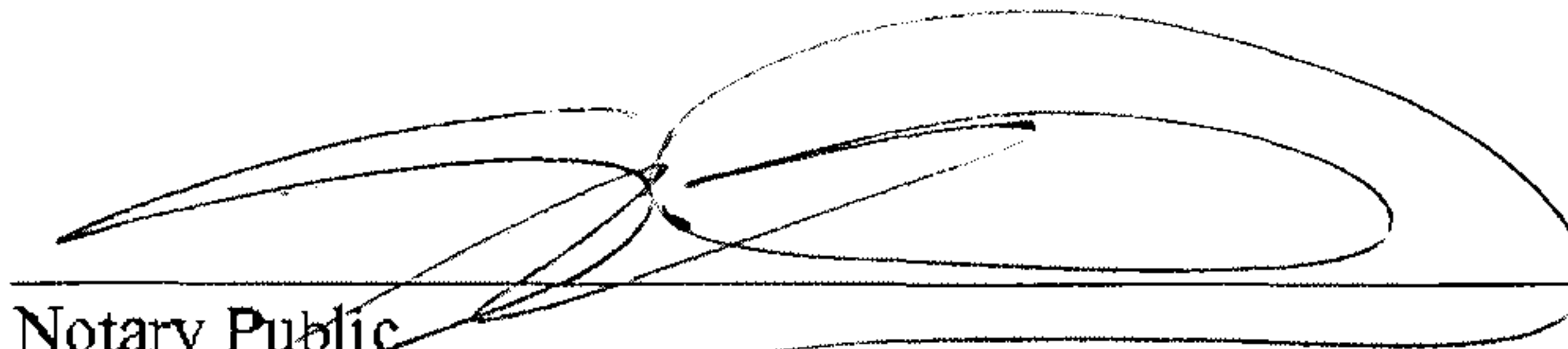
State of **Alabama**)
)
Shelby County)

Corporate 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 **Mervin W. Plank, CEO**, 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 and with full authority, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 20 day of **December, 2022**.

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



Notary Public
My Commission Expires:

File # 2022175-A

Real Estate Sales Validation Form

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

Grantor's Name Alliance Wealth Builder's Inc.
Mailing Address 100 Century Park S
Suite 105
Birmingham, AL 35226

Grantee's Name Mdallion Properties, LLC
Mailing Address 936 Belmar Road
Danville, CA 94526

Property Address 252 Kentwood Drive
Alabaster, AL 35007

Date of Sale 12/20/22
Total Purchase Price \$ 249,900

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2022 11:07:25 AM
\$278.00 JOANN
20221221000456980

or
Actual Value \$
or
Assessor's Market Value \$



Purchase price or actual value claim form can be verified in the following documentary evidence: (check one) (Recordation of: ...ary evidence is not required)
Bill of Sale
x 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 12/20/2022

Print Suzanna Brooke Deaton

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one