

SEND TAX NOTICE TO:
Alliance Wealth Builders, Inc.
100 Century Park S, Suite 105
Birmingham, AL 35226

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FORTY FOUR THOUSAND AND 00/100 (\$144,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thrive Capital, LLC, an Alabama Limited Liability Company**, whose address is **1751-D Valley Ave Homewood, AL 35209**, (hereinafter "Grantor", whether one or more), by **Alliance Wealth Builders, Inc.**, whose address is **100 Century Park S Suite 105, Birmingham, AL 35226**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Alliance Wealth Builders, Inc., a Corporation**, as sole owner, the following described real estate situated in Shelby County, Alabama, **the address of which is 1140 Tribe Trail, Alabaster, AL 35007 to-wit:**

Lot 4, Block 4, according to the Survey of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of September, 2023.



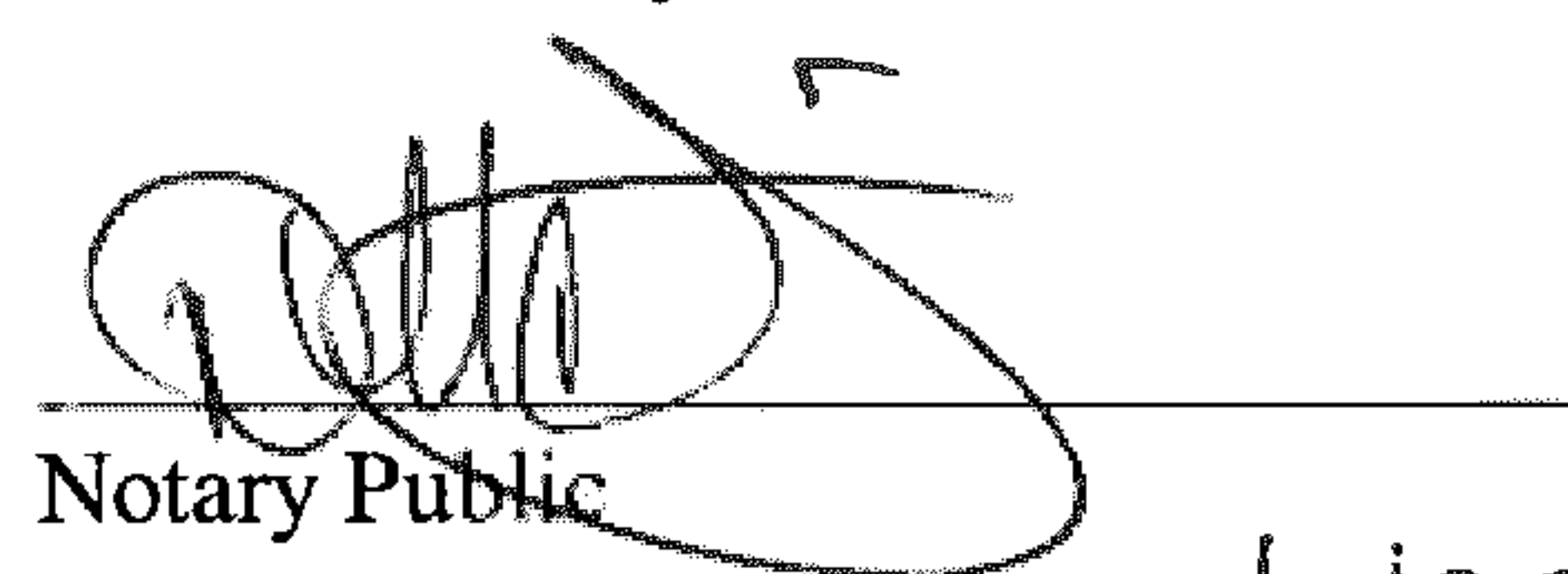
Joe Demaras, as managing member of Thrive Capital, LLC, an Alabama Limited Liability Company

STATE OF ALABAMA
COUNTY OF JEFFERSON



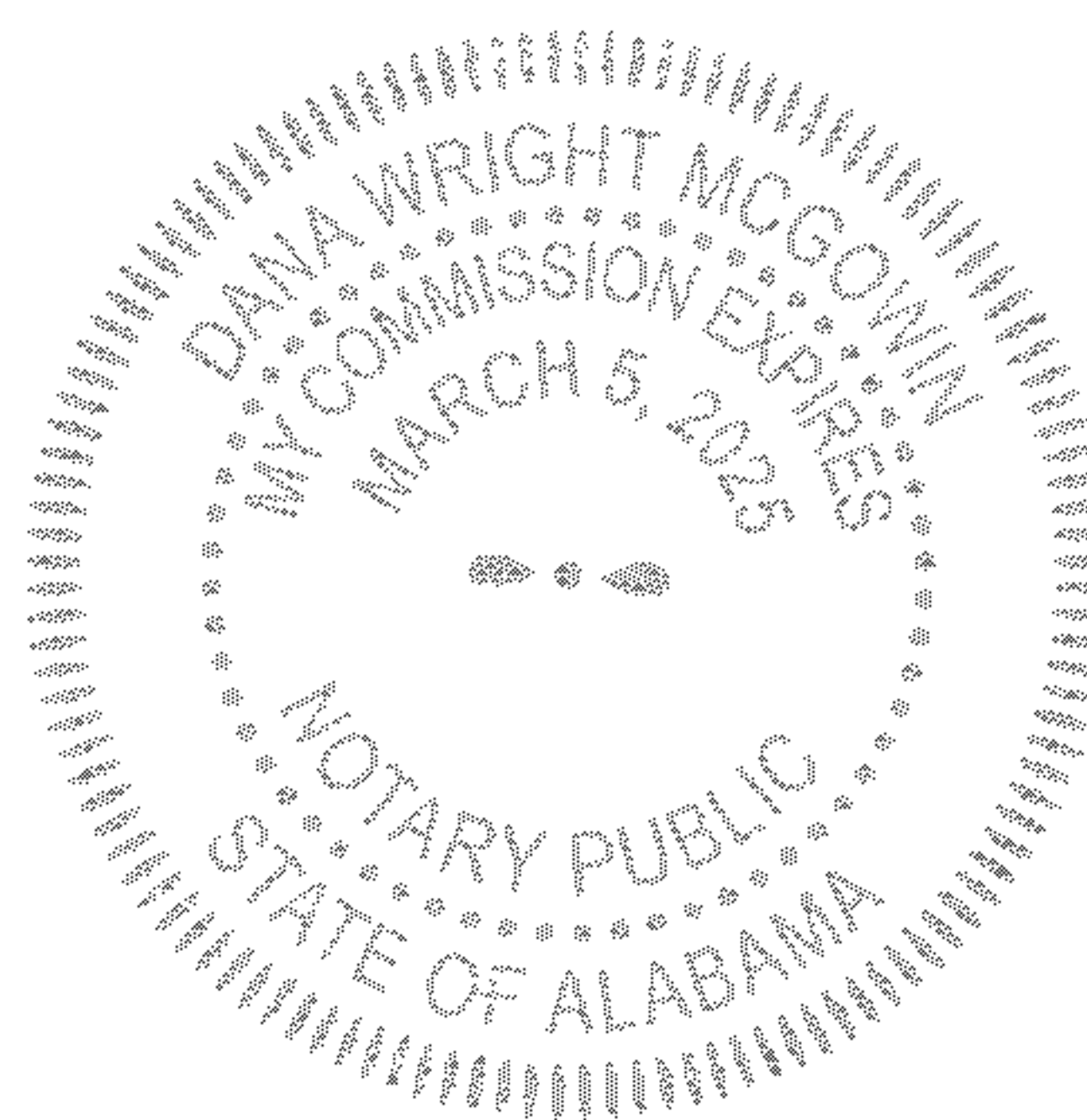
I, _____, a Notary Public, in and for said County in said State, hereby certify that Joe Demaras, whose name as managing member of Thrive Capital, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 21st day of September, 2023.



Notary Public

My Commission Expires: 3/5/25



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Thrive Capital, LLC
 Mailing Address 1751-D Valley Ave
Homewood, AL 35209

Grantee's Name Alliance Wealth Builders, Inc
 Mailing Address 100 Century Park S, Suite 105
Birmingham, AL 35226

Property Address _____

Date of Sale 9/21/2023

Total Purchase Price \$ 144,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2023 08:10:17 AM
 \$172.00 BRITTANI
 20230929000291180

Alvin S. Byrd

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 9/22/23

Print Megan Fitzpatrick

☒ Unattested

[Signature]
 (verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one