20230929000291180 09/29/2023 08:10:17 AM DEEDS 1/3

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.

File No.: TVL-23-5697

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

File No.: TVL-23-5697

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Thrive Capital, LLC 1751-D Valley Ave Horrewood AU35209	Mailing Addres	ne Alliance Wealth Builders ss 100 Century Parks, Suite 105 Pirmingnam, AC 35226
Official P Judge of I Clerk Shelby Co 09/29/2023 \$172.00 B	Recorded ublie Records Probate, Shelby County Alabama, County ounty, AL 3 08:10:17 AM RITTANI	Date of Sa Total Purchase Pric or Actual Value or Assessor's Market Value	\$
•			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
to property and th	nd mailing address - provide the eir current mailing address.		
to property is being	nd mailing address - provide the group of th	e name of the person of	persons to whom interest
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.			
excluding current responsibility of va	ided and the value must be det use valuation, of the property a luing property for property tax of Alabama 1975 § 40-22-1 (h)	is determined by the local purposes will be used an	
accurate. I further		ements claimed on this fo	ined in this document is true and orm may result in the imposition
Date 0\22\23		Print/Magan Fitze	Hick-
Unattested	(verified by)	Sign <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	ntee/Owner/Agent) circle one
~6			Form RT-1