

13.9260

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send Tax Notice To:
DANIEL STEFANINI
ARLETTE STEFANINI
137 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244

LIMITED LIABILITY COMPANY FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration NINTY-SIX THOUSAND AND 00/100-----DOLLARS (\$96,000.00)* to the undersigned Grantor, SAFE FUTURE BIRMINGHAM, LLC, a limited liability company, (herein referred to as GRANTOR, whose mailing address is 137 BUSINESS CENTER DRIVE, BIRMINGHAM, AL 35244), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto DANIEL STEFANINI AND ARLETTTE STEFANINI (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 41, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN AND TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

Property address: 199 GARDENSIDE DR, ALABASTER, AL 35007

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free

from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SAFE FUTURE BIRMINGHAM, LLC , by its Member, MICHAEL MCMULLEN , who is authorized to execute this conveyance, hereto set its signature and seal this the 30th day of April, 2013

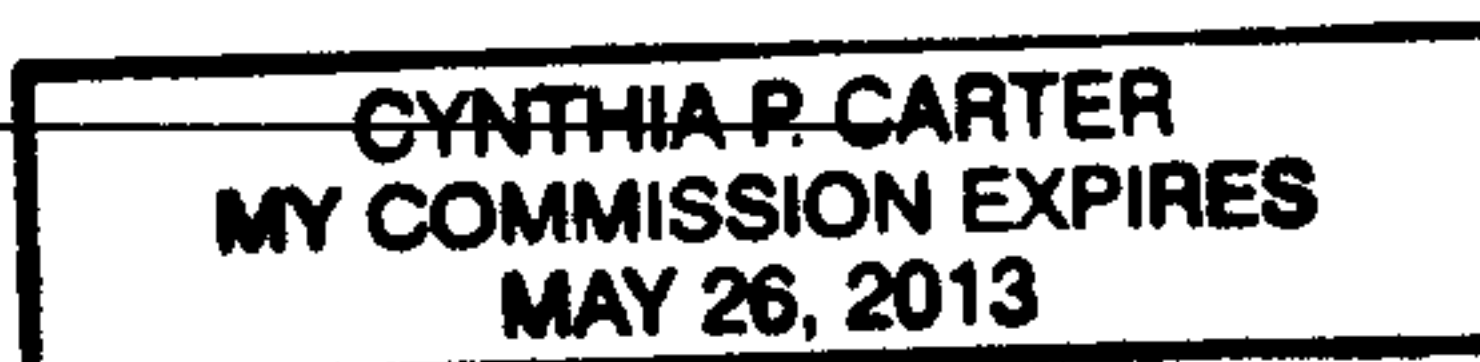
SAFE FUTURE BIRMINGHAM, LLC
Safe Future Birmingham LLC
by Mike McMullen, Member 4/26/13
BY: MICHAEL MCMULLEN, MEMBER


STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL MCMULLEN , as Member of SAFE FUTURE BIRMINGHAM, LLC , a limited liability company 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of April, 2013

Cynthia P. Carter
Notary Public
My Commission Expires _____




20130515000201460 2/3 \$114.00
Shelby Cnty Judge of Probate, AL
05/15/2013 11:50:56 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Safe Future Bham

Grantee's Name: Daniel Stfanani and Arlette Stefanani

Mailing Address: 137 Business Center
Birmingham, Alabama 35244

Mailing Address: 137 Business Center
Birmingham, AL 35244

Property Address: 199 Gardenside Drive
Alabaster, AL 35007

Date of Sale: 4/30/13

Total Purchase Price: \$96,000.00

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	_____	Appraisal
_____	Appraisal	_____	Other Tax Assessment
_____	Sales Contract		
<u> X </u>	Closing Statement		

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: _____

_____ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

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



20130515000201460 3/3 \$114.00
Shelby Cnty Judge of Probate, AL
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