



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/14/2017 03:29:39 PM  
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DEEDS 1/1

THIS INSTRUMENT PREPARED BY:  
JOSEPH CHARLES SOMMA, ESQ.  
CARIBOU NATIONAL TITLE, INC.  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244

PLEASE SEND TAX NOTICES TO:  
ERAN BEN YAAKOV  
AYELET BEN YAAKOV  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244

# CORPORATION WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Forty Three Thousand Two Hundred and No/100 Dollars (\$43,200.00)** the amount of which can be verified by the sales contract between the two parties to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Safe Future Investments, LLC** whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Eran Ben Yaakov and Ayelet Ben Yaakov** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 317 according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.**

Property address: 532 Polo Way, Chelsea, AL 35043.

Subject to: (1) Property taxes for the current year and any previous or 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** unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

**IN WITNESS WHEREOF, GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 13th day of February, 2017.

**Safe Future Investments, LLC**  
**By: Michael McMullen**  
**Its: Authorized Agent**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, hereby certify that **Michael McMullen, as Authorized Agent of Safe Future Investments, LLC**, whose name 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 and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of February, 2017.

Notary Public  
My commission expires:

