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03/24/2017 03:25:27 PM
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:
ILYA KURTEV
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 One Thousand Three Hundred and No/100 Dollars (\$41,300.00)** 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 **Ilya Kurtev** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 305, according to the Survey of Union Station Phase III, as recorded in Map Book 47, page 14, in the Probate Office of Shelby County, Alabama.

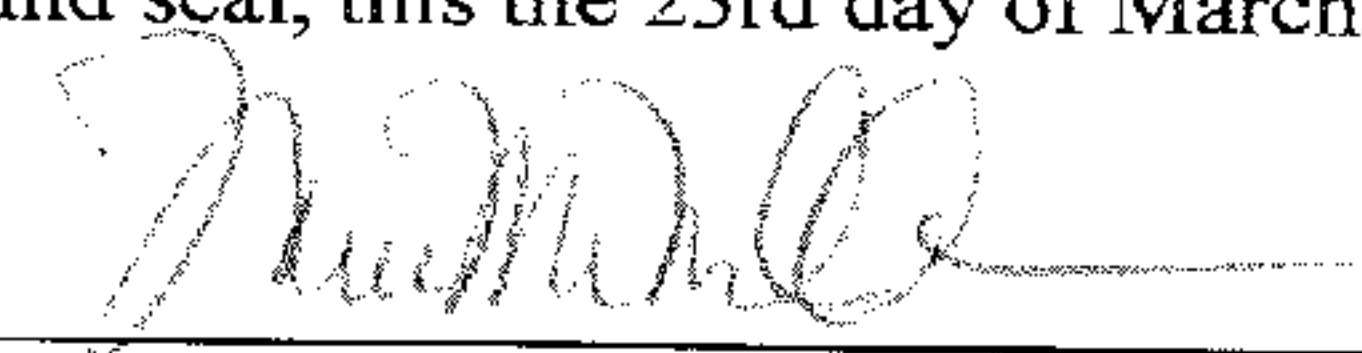
Property address: 229 Union Station Drive, Calera, AL 35040.

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 23rd day of March, 2017.




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

STATE OF ALABAMA)

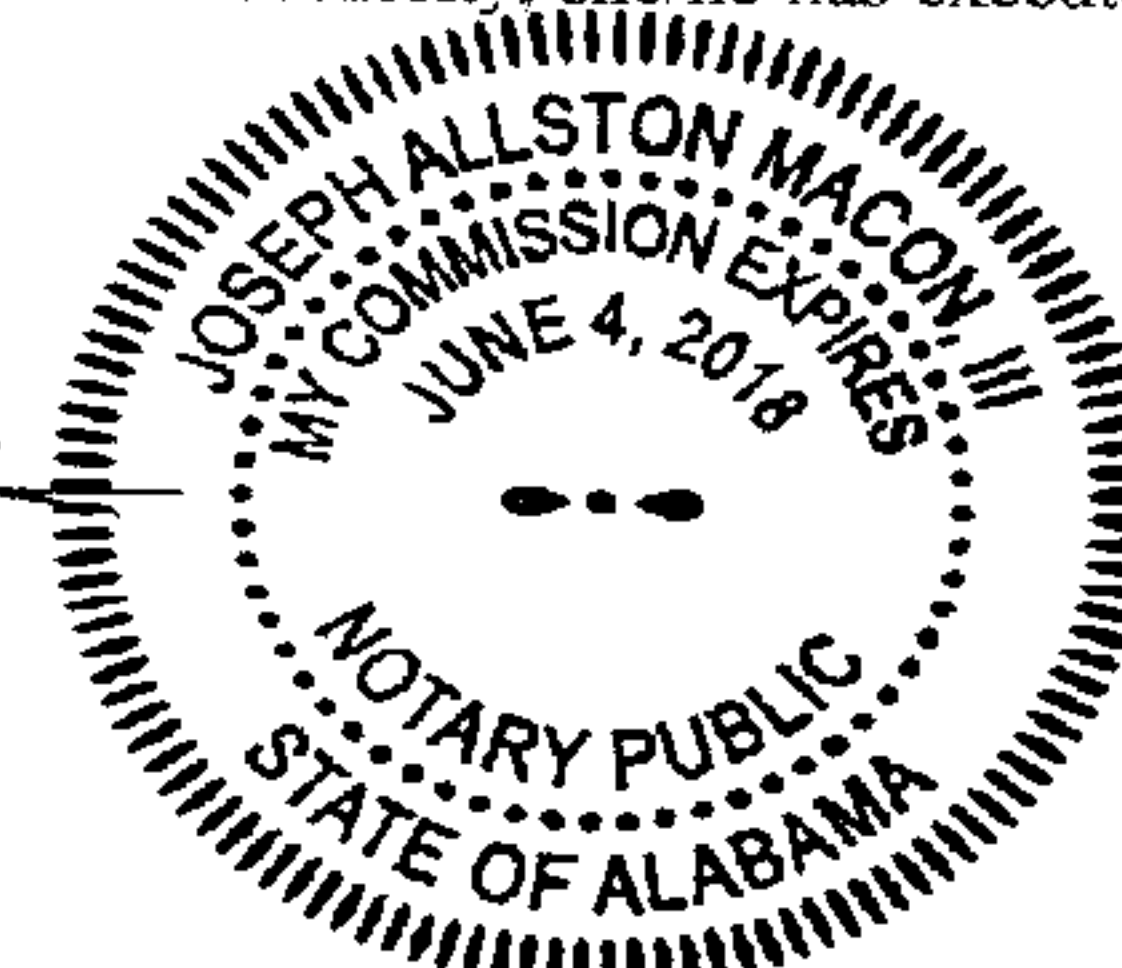
COUNTY OF JEFFERSON)

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 23rd day of March, 2017.



Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$56.50 CHERRY
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