

13-9421



20130620000253980 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
06/20/2013 02:14:23 PM FILED/CERT

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

Send Tax Notice To:
SHAY LIFSHITZ
SHOSHANIT LIFSHITZ
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 SEVENTY-EIGHT THOUSAND NINE HUNDRED NINTY AND 00/100-----DOLLARS (\$78,900.00)* 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 SHAY LIFSHITZ AND SHOSHANIT LIFSHITZ (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 74, ACCORDING TO THE SURVEY OF ROSSBURG SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 153 ROSSBURG DR., CALERA, AL 35040

*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 6TH day of June, 2013

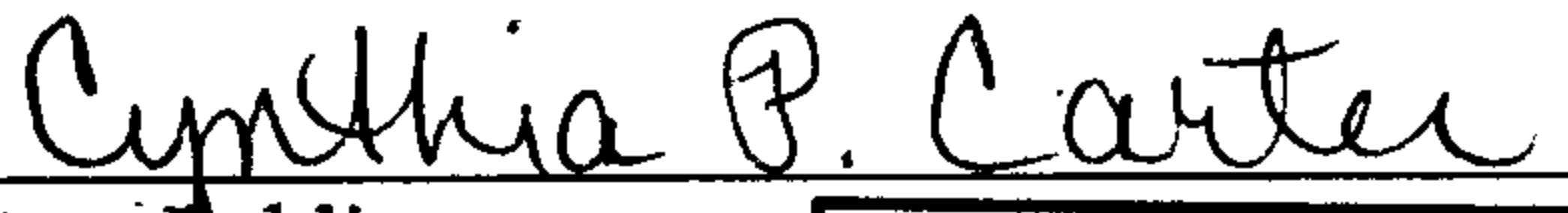
SAFE FUTURE BIRMINGHAM, LLC


BY: MICHAEL MCMULLEN, ~~MEMBER~~ Manager


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 6th day of June,. 2013


Notary Public
My Commission Expires

My Commission Expires May 3, 2017


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