

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

Send Tax Notice To:
ANAT SEGAL
GIL TURIELI
2084 VALLEYDALE ROAD
BIRMINGHAM, AL 35244

LIMITED LIABILITY COMPANY FORM WARRANTY DEED,

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWENTY-SEVEN THOUSAND AND 00/100-----DOLLARS (\$27,000.00)* to the undersigned Grantor, SAFE FUTURE BIRMINGHAM REAL ESTATE, LLC, a limited liability company, (herein referred to as GRANTOR, whose mailing address is 2084 VALLEYDALE ROAD, 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 ANAT SEGAL (50%) AND GIL TURIELI (50%) (herein referred to as GRANTEES), together with every contingent remainder and right of reversion, the following described real estate, situated in TUSCALOOSA County, Alabama, to-wit:

LOT 1936, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE V, FIRST ADDITION, AS RECORDED IN AM PBOOK 35, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: LOT 1936 OLD CAHABA, HELENA, AL 35080

*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

Shelby County, AL 02/27/2014
State of Alabama
Deed Tax:\$27.00


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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 REAL ESTATE, LLC , by its MANAGER, MICHAEL MCMULLEN , who is authorized to execute this conveyance, hereto set its signature and seal this the 26TH day of February, 2014

SAFE FUTURE BIRMINGHAM REAL
ESTATE, LLC

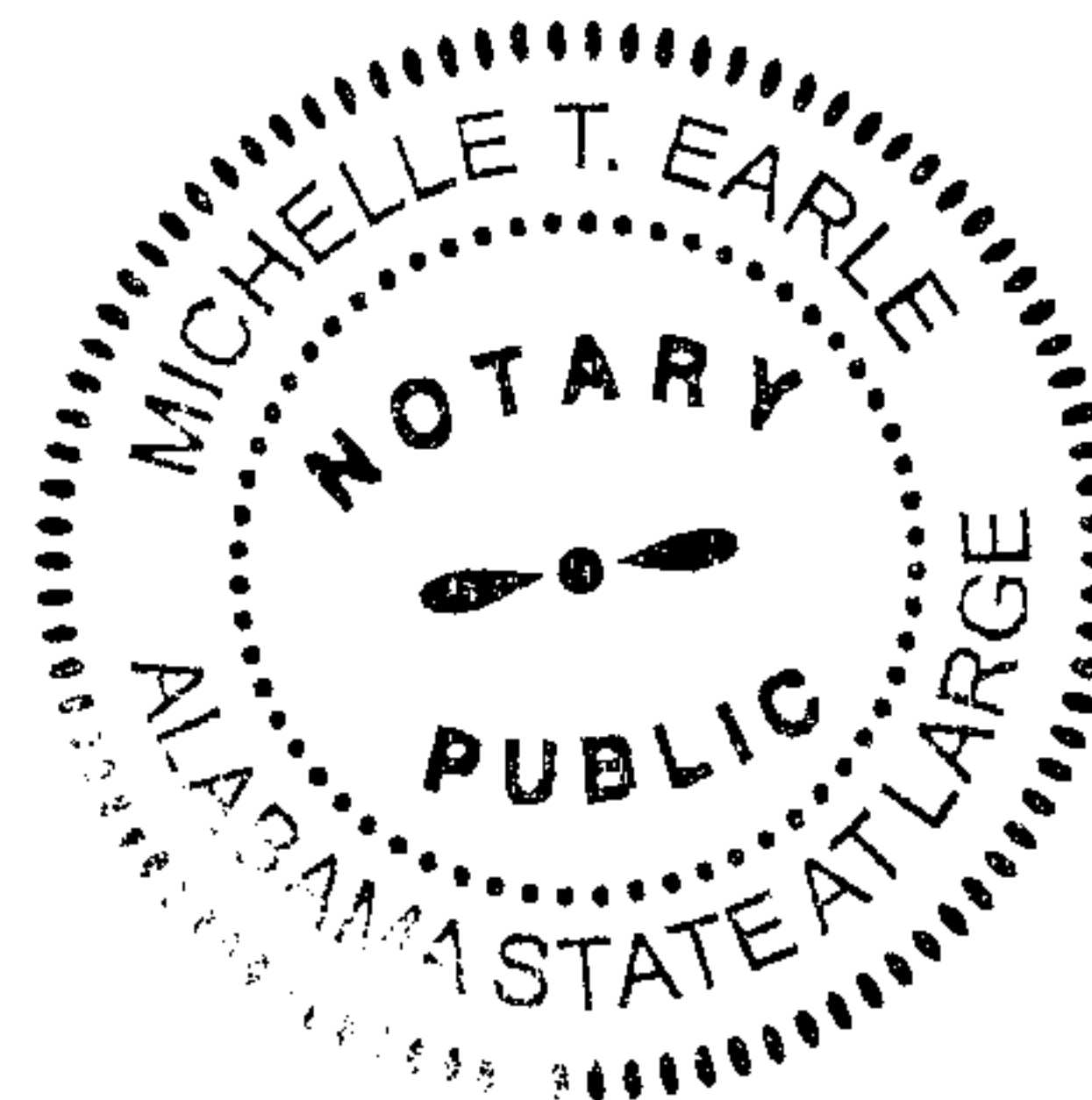

BY: MICHAEL MCMULLEN, MANAGER


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 MANAGER of SAFE FUTURE BIRMINGHAM REAL ESTATE, 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 26th day of February, 2014


Notary Public
My Commission Expires 11-8-14




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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 Birmingham LLC
Mailing Address 2084 Valleydale Rd.
Birmingham AL 35244

Grantee's Name Anat Segal, Gil Tuneli
Mailing Address 2084 Valleydale Rd.
Birmingham AL 35244

Property Address LOT 193b
Old Cahaba
Helena AL 35080

Date of Sale 2/26/14
Total Purchase Price \$ 27,000

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 2/27/14

Print Charleen Mullen

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1