

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

PLEASE SEND TAX NOTICES TO:
KIRTCHUK GADI
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 **Thirty-Two Thousand, Five Hundred Twenty-One and No/100 Dollars (\$32,521.00)** 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** (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Kirtchuk Gadi** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 137, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded as Document Number 20051027000561200 and Map Book 36, page 6-A and page 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provision contained in or incorporated by reference into the Declaration of Covenants, Conduitions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

Property address: Lot 137 Old Ivy, 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 30th day of June, 2014.


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


20140702000200200 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/02/2014 01:21:44 PM FILED/CERT

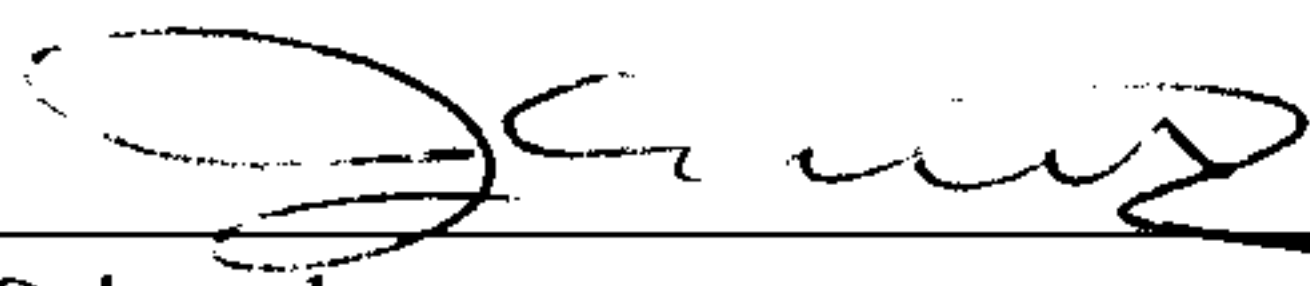
Shelby County, AL 07/02/2014
State of Alabama
Deed Tax:\$33.00

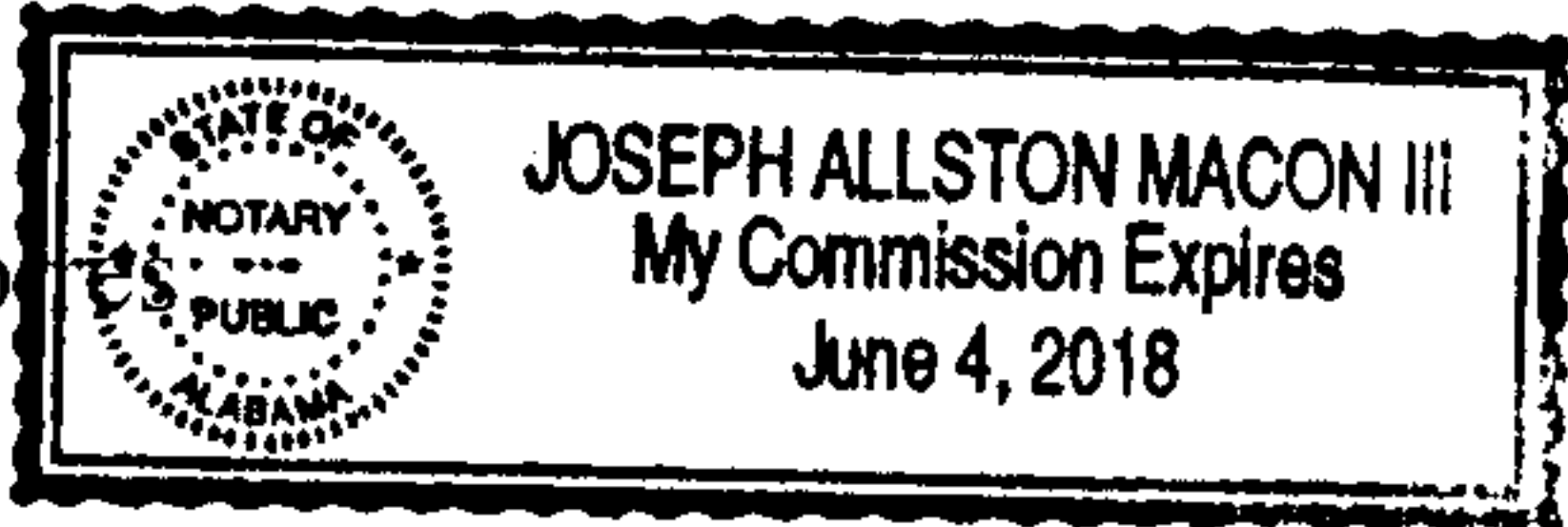
STATE OF ALABAMA
COUNTY OF SHELBY

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)
)

I, the undersigned, a Notary Public, hereby certify that **Michael McMullen as Authorized Agent/Manager for 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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of June, 2014.


Printed name:
Notary Public
My commission expires




20140702000200200 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/02/2014 01:21:44 PM 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 Investments, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Dafna Koren
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Property Address Lot 137, Old Ivy
Calera, AL 35040

Date of Sale June 30, 2014
Total Purchase Price \$ 32,521.00



20140702000200200 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
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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
☐ Sales Contract ☐ Other
☒ 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 6/30/14

Print Michael McMullen

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one