



20150331000101810 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
03/31/2015 04:06:39 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
SOMMA & MACON, P.C.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

PLEASE SEND TAX NOTICES TO:
SAVANNAH RIDGE PROPERTIES, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR REVIEW OF A TITLE SEARCH OR REPORT

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly **Twenty Six Thousand No/100 Dollars (\$26,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby fully acknowledged, I/We **Safe Future Investments, LLC** (herein referred to as Grantor), does hereby fully convey and quit claim unto, **Savannah Ridge Properties, LLC** (herein referred to as Grantee), the right, title and interest, if any, which Grantor may have in the following described real estate, situated in Jefferson County, Alabama to-wit:

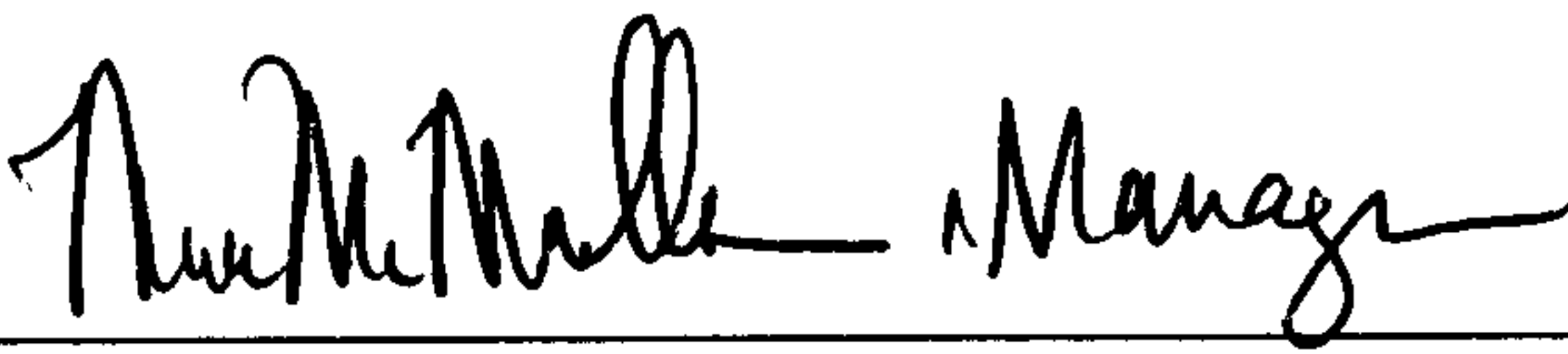
Lots 121 and 122, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document Number 20051027000561200 and Map Book 36, page 6-A and Page 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions 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 aforesaid.

Source of Title: _____.

TO HAVE AND TO HOLD unto the said **GRANTEE**, its heirs and assigns, forever.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seal, this the 31st day of March, 2015.


_____(Seal)
Safe Future Investments, LLC
By: Michael McMullen
Its: Authorized Agent/Manager


Shelby County, AL 03/31/2015
State of Alabama
Deed Tax: \$26.00

STATE OF ALABAMA
COUNTY OF SHELBY

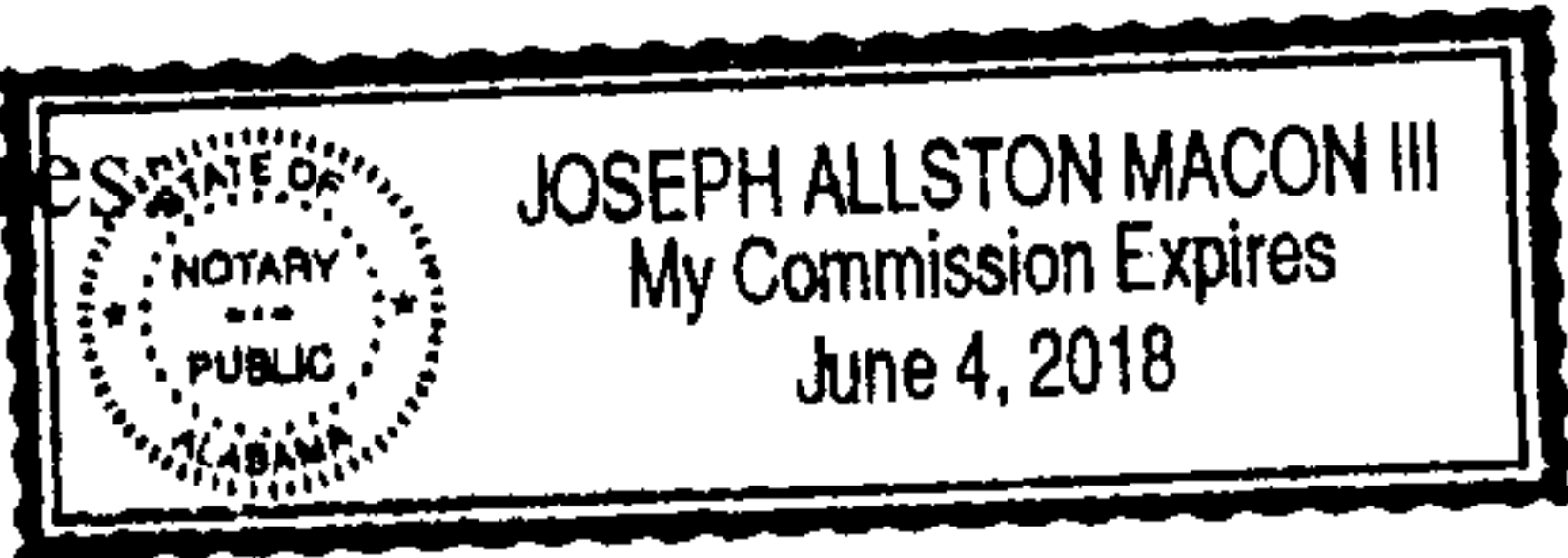
)
)
)


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

Given under my hand this the 31st day of March, 2015.



Printed Name:
Notary Public
My commission expires




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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 Investments, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Savannah Ridge Properties, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Property Address Lot 121+123
Old Troy Subdivision
Calum AL 35040

Date of Sale March 31, 2015
Total Purchase Price \$ 26,000.00
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 3/31/2015

Print Joseph A. Mann III

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1