



20151201000411230 1/3 \$143.00  
Shelby Cnty Judge of Probate, AL  
12/01/2015 04:20:11 PM FILED/CERT  
  
Shelby County, AL 12/01/2015  
State of Alabama  
Deed Tax:\$123.00

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

PLEASE SEND TAX NOTICES TO:  
SAFE FUTURE INVESTMENTS, LLC  
LOTS 1, 25, 26, 41, 711, 713  
GRAND VIEW ESTATES  
ALABASTER, AL 35007

# CORPORATION WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty Three Thousand and No/100 Dollars (\$123,000.00)** to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **CCN Asset Management Company, LLC** (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Safe Future Investments, LLC** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel I**  
**Lots 1 and 41, according to the Survey of Grande View Estates Givianpour Addition to Alabaster as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.**

**Parcel II:**  
**Lots 25 and 26, according to the survey of Grande View Estates Givianpour Addition to Alabaster 2nd Addition as recorded in Map Book 20, Page 66, in the Probate Office of Shelby County, Alabama**

**Parcel III:**  
**Lots 711 and 713, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 7th Addition, as recorded in Map Book 21, page 134, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH nonexclusive easement to use the Common Area, and any other rights, all as more particularly described in the Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, as recorded as Instrument 1995-5892 in the Probate Office of Shelby County, Alabama. (which together with all amendments thereto, is hereinafter collectively referred to as the "Declarations").**

Property address: 6 Lots Grand View Estates, Alabaster, AL 35007.

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.

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants recorded in instrument #1995-05892, and that certain supplementary declaration for Grande View Estates 7<sup>th</sup> Addition recorded in instrument #1996-37929, Articles of Incorporation of Grande View Estates Homeowners Association, Inc. recorded in Instrument #1995-05890 and By-Laws recorded in Instrument #1995-05891, in the Office of the Judge of Probate of Shelby County, Alabama (ii) the lien of ad valorem and similar taxes for 1995 and subsequent years, including any “roll-back” taxes and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

Neither Grantor nor any Agent makes any representations or warranties regarding the condition of the Property except to the extent expressly and specifically set forth herein. Grantee has the obligation to determine, either personally or through or with a representative of Grantee’s choosing, any and all conditions of the Property material to Grantee’s decision to buy the Property, including without limitation, subsurface conditions, including the presence or absence of sinkhole, mining activity, wells, or




buried tanks and other objects, soils conditions; utility and sewer availability and condition. Except as otherwise stated in the Contract, Grantee accepts the Property in its Present "AS IS" condition.

By their acceptance of this deed, Grantee hereby covenants and agrees for themselves and their heirs, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the property, or on account of injuries to any owner, occupant, or other person in or upon the property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the property. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor or trustees thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through the Grantee.

Grantee does, for themselves, their heirs and/or assigns, herewith covenant and agree to take all measures to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed. Grantee further covenants to exercise Best Management Practices (BMP's) for control of pollutants in storm water runoff and to comply with all city and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, subcontractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or siltation in storm water runoff. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided guarantee does not reimburse Grantor for such costs within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and/or assigns.

**IN WITNESS WHEREOF, GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 28th day of September, 2015.

  
\_\_\_\_\_  
**CCN Asset Management Company, LLC**  
**BY: Cyrus Givianpour**  
**ITS: Member/Manager**

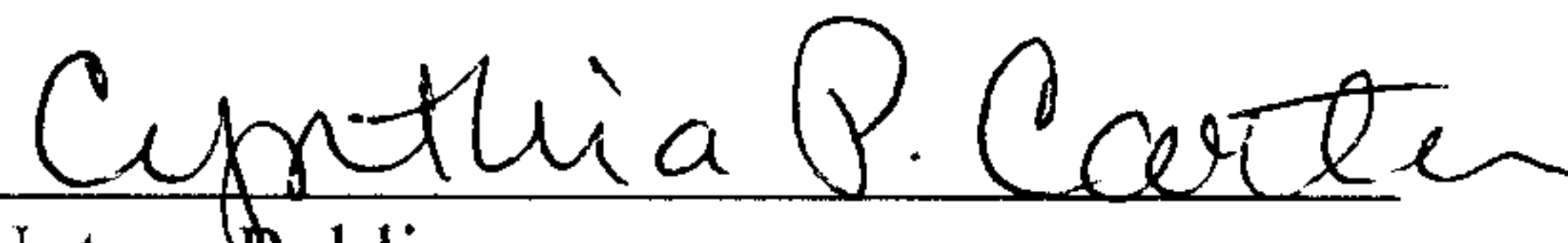
  
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STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, hereby certify that **Cyrus Givianpour as Manager of CCN Asset Management Company, 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 28th day of September, 2015.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

My Commission Expires  
May 3, 2017



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CCN Asset Management  
Company, LLC  
Mailing Address 1969 Rocky Brook Drive  
Birmingham, AL 35243

Grantee's Name Safe Future Investments, LLC  
Mailing Address 2084 Valleydale Road  
Birmingham, AL 35244

Property Address Lots 1, 41, 25, 26, 711, 713  
Grand View Estates  
Alabaster AL 35007



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Date of Sale: September 25, 2015  
Total Purchase Price \$ 123,000.00  
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 ☐ 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 09/25/2015

Print Joseph A. Macen, III

☐ Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1