

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

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

B4444600327

20160603000192340
06/03/2016 02:53:24 PM
DEEDS 1/3

PLEASE SEND TAX NOTICES TO:
WILLIAM RONALD ROE
189 THE HEIGHTS DRIVE
CALERA, ALABAMA 35040

CORPORATION
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nine Thousand, Five Hundred and Seventy Five Dollars and No/100 Dollars (\$109,575.00)** 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 Birmingham Real Estate, LLC** (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **William Ronald Roe** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 23, according to the Final Plat of Town Side Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Property address: 189 The Heights Drive, Calera, Alabama 35040

\$ 109,575.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 2 day of June, 2016.


Safe Future Land Holdings, LLC
By: Robert Bygrave
Its: Authorized Agent

STATE OF ALABAMA

)

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, hereby certify that **Robert Bygrave as Authorized Agent of Safe Future Land Holdings, 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 2 day of June, 2016.



Caitlin Hardee Graham
Notary Public

My commission expires: APRIL 14, 2019

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 Real Estate, LLC	Grantee's Name	William Rondal Roe
Mailing Address	137 Business Center Dr.	Mailing Address	189 The Heights Drive
	Birmingham, AL 35244		Calera, AL 35040
Property Address	189 The Heights Drive	Date of Sale	06/02/16
	Calera, AL 35040	Total Purchase Price	\$ 109,575.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20160603000192340 06/03/2016

02:53:24 PM DEEDS 3/3

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	6/2/16	Print	Caitlin Graham
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/03/2016 02:53:24 PM
\$21.00 CHERRY
20160603000192340

