

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

Shelby County, AL 06/09/2016  
State of Alabama  
Deed Tax: \$42.50

PLEASE SEND TAX NOTICES TO:  
RONEN VAKNIN  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244

CORPORATION  
WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

20160609000198540 1/2 \$59.50  
Shelby Cnty Judge of Probate, AL  
06/09/2016 09:20:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Forty Two Thousand Five Hundred and No/100 Dollars (\$42,500.00)** 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 **Ronen Vaknin** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 77, according to the Survey of Union Station Phase II, as recorded in Map Book 41, page 114, in the Probate Office of Shelby County, Alabama.**

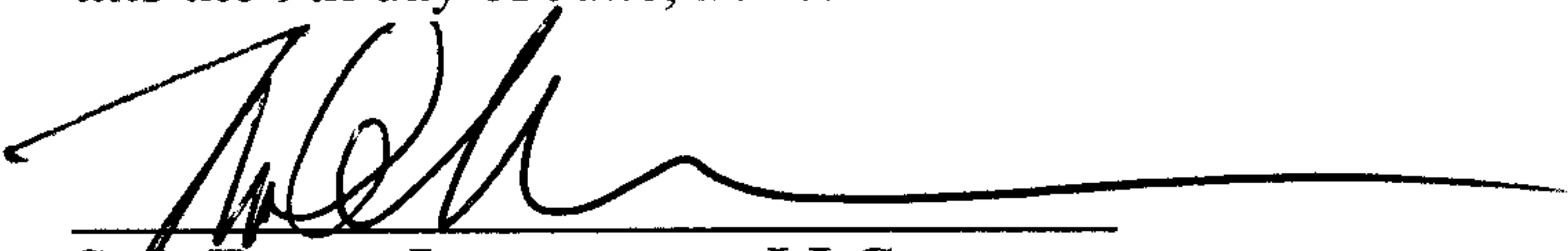
Property address: 560 Union Station Place, Calera, AL 35040.

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 9th day of June, 2016.

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

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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

Given under my hand this 9th day of June, 2016.

  
Notary Public  
My commission expires:



## 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      Grantee's Name: Ronen Vaknin  
Mailing Address: 2084 Valleydale Road      Mailing Address: 2084 Valleydale Road  
Birmingham, AL 35244      Birmingham, AL 35244  
Property Address: 560 Union Station Place      Date of Sale: June 9, 2016  
Calera, AL 35040      Purchase Price: \$42,500.00

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 6/9/2016

Print Joseph A. Mason, III

☐ Unattested

\_\_\_\_\_  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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