


**THIS IS A DEED OF EXCHANGE.**

The parties hereto have mutually consented to exchanging and transferring the said property described in this deed with property valued at Nine Hundred, Eight Four Thousand, Four Hundred and no/100's Dollars (\$984,400.00) and which is described as acreage located in Jefferson County, Alabama. The parties affirm by their signatures that there has been no consideration exchanged between the grantor and the grantee to this deed. The parties to this deed intend this transaction to comply with *IRC §1031*.

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20160908000325230 1/4 \$1008.50  
Shelby Cnty Judge of Probate, AL  
09/08/2016 09:55:49 AM FILED/CERT

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**DEED OF EXCHANGE**

Shelby County, AL 09/08/2016  
State of Alabama  
Deed Tax: \$984.50

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Hundred, Eight Four Thousand, Four Hundred and no/100's Dollars (\$984,400.00)** and other good and valuable consideration to the undersigned

**Safe Future Investments, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey to

**Farmer Davis Land Holdings, LLC**

(hereinafter referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 228, 230, 376, 375, 381 and 382, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, pages 42 A-C, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**

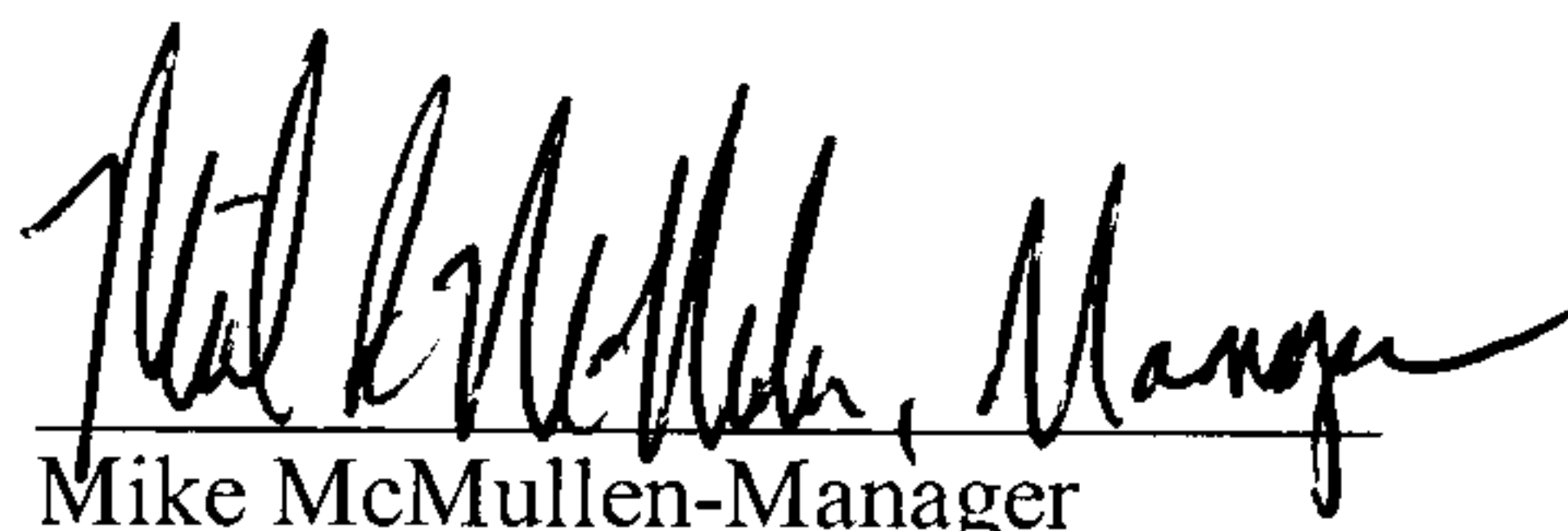
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on recorded subdivision plat, as applicable.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
9. Building Lines, Easements and Restrictions as shown by recorded Map.
10. Easement to Alabama Power Company recorded in instrument 1995-22455, in the Probate Office of Shelby County, Alabama.
11. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180080 in the Probate Office of Shelby County, Alabama.
12. Easement to BellSouth Telecommunications, as recorded in Instrument 20070418000178850, in the Probate Office of Shelby County, Alabama.
13. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings appearing of record in Instrument 20071008000469200; First Amendment recorded in Instrument 20080512000192610; Second Amendment recorded in Instrument 20100325000086330; Third Amendment recorded in Instrument 20100618000195550; Fourth Amendment recorded in Instrument Z0160503000147290; Assignment of Developers Rights recorded in Instrument 20100325000086360 and Assignment of Developers Rights recorded in Instrument Z01060517000168170, in the Probate Office of Shelby County, Alabama.
14. Articles of Organization of Polo Crossings Owners Association, Inc, as recorded in Instrument 20071008000469190, in the Probate Office of Shelby County, Alabama.
15. Declaration of Sanitary Sewer Easement as recorded in Instrument Z0090903000340190, in the Probate Office of Shelby County, Alabama.
16. Mineral and mining rights and rights incident thereto and Release of Damages, conditions, covenants and restrictions recorded in Instrument Z0071008000469280, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said grantee and its successors and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

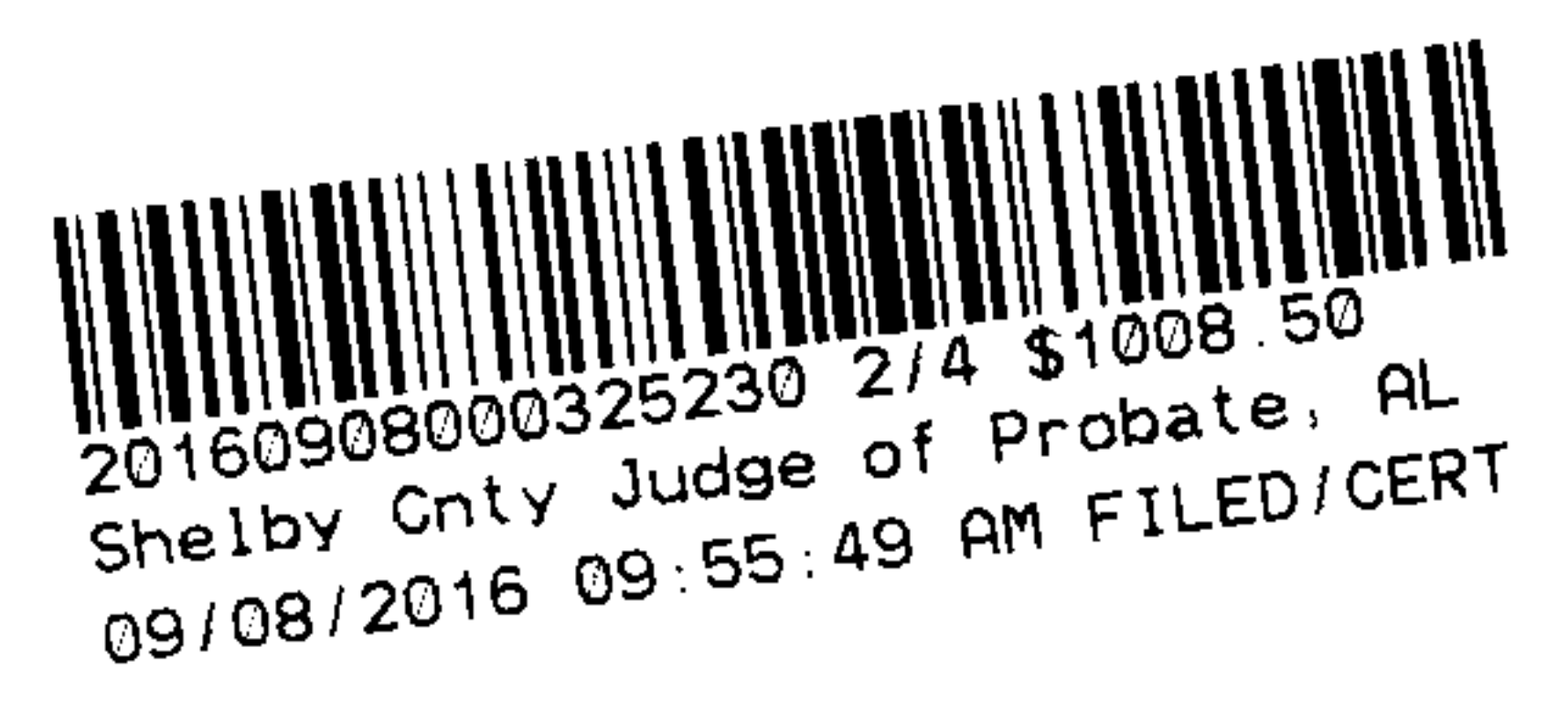
IN WITNESS WHEREOF, the undersigned as Manager of Safe Future Investments, LLC has hereunto set his hand and seal, this the 6th day of September, 2016.

ATTEST::

\_\_\_\_\_

  
Mike McMullen-Manager

*Notary acknowledgment on next page*

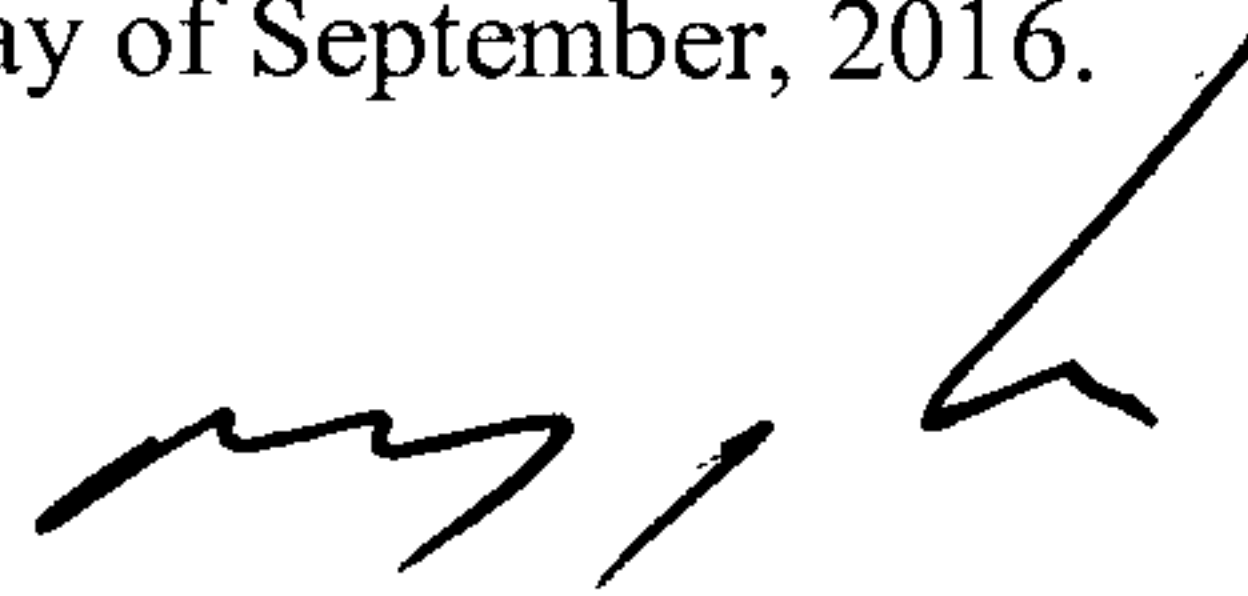




STATE OF ALABAMA  
COUNTY OF SHELBY

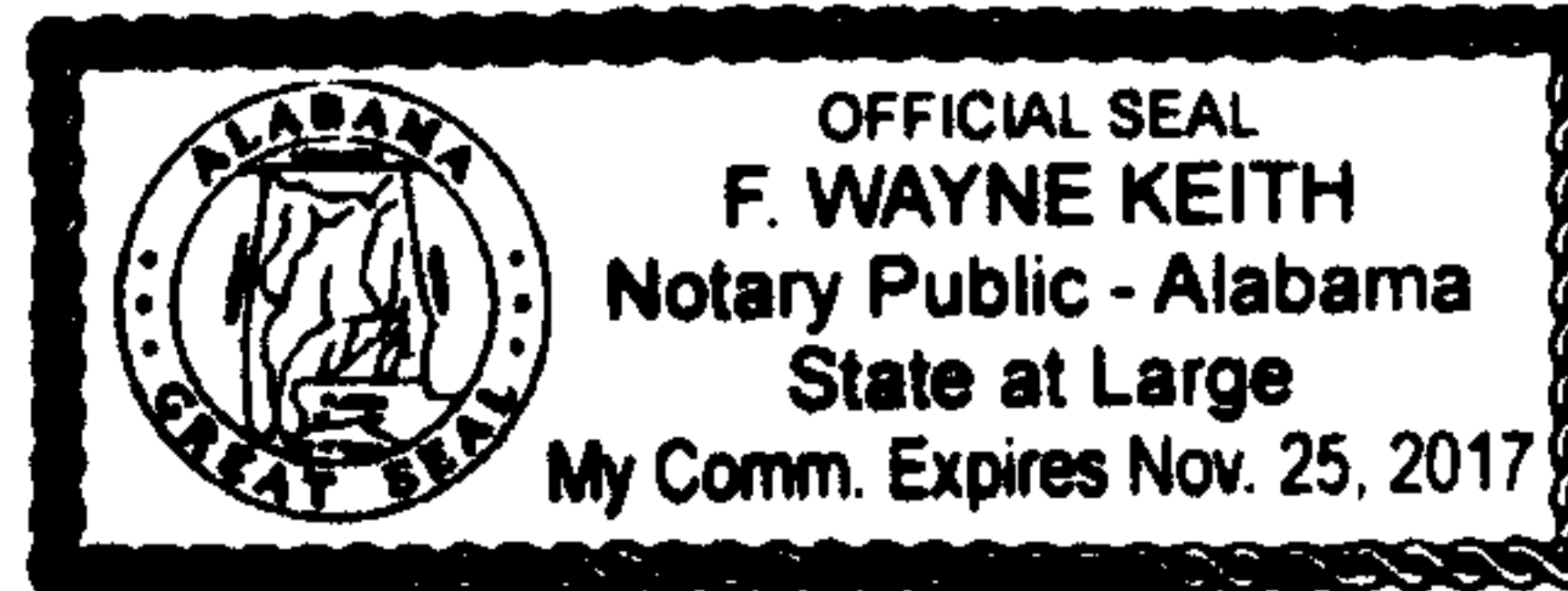
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Mike McMullen, whose name as Manager of Safe Future Investments, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Manager executed the same voluntarily and as the act of Safe Future Investments, LLC on the day the same bears date.

Given under my hand and seal this the 6th day of September, 2016.



Notary Public

Send Tax Notice to:  
Farmer Davis Land Holdings, LLC  
120 Bishop Circle  
Pelham, Alabama 35124



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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, Alabama 35244  
Pelham, AL 35124

Grantee's Name: Farmer Davis Land Holdings, LLC

Mailing Address : 120 Bishop Circle  
Pelham, Alabama 35124

Properly Address: Lots 228, 230, 376, 375, 381 and 382 Polo Crossings

Date of Transfer: September 6, 2016

Total Value \$984,400.00

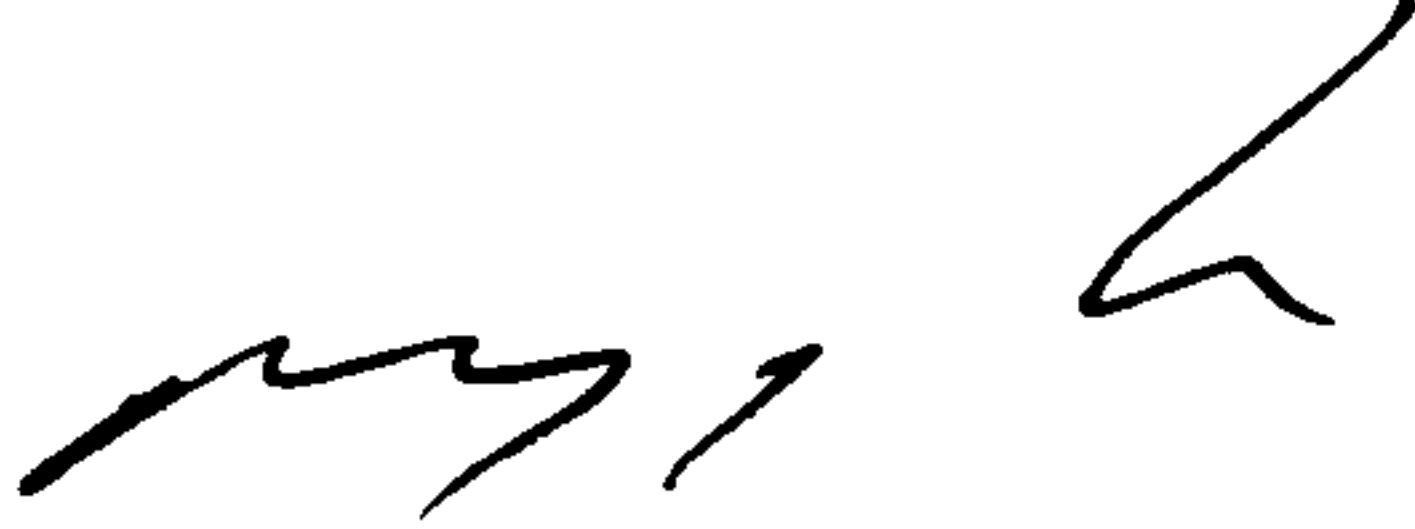
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

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: September 6, 2016

Sign   
x verified by F. Wayne Keith

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