

20170413000124820
04/13/2017 10:07:42 AM
DEEDS 1/1

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
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

THE PURPOSE OF THIS RECORDING IS TO CORRECT THE BREAK IN CHAIN OF TITLE BETWEEN THAT
WARRANTY DEED RECORDED IN INSTRUMENT 20141006000313740 AND THE DEED RECORDED IN
INSTRUMENT 20160824000305050.

CORPORATION WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Twenty Thousand Seven Hundred Fifty and No/100 Dollars (\$20,750.00)** the amount of which can be verified by the sales contract between the parties to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **GVP, LLC**, whose address is 2084 Valleydale Road, Birmingham, AL 35244 (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:

Lot 354, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.


Property address: 461 Polo Trace, Chelsea, AL 35043.

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 13th day of April, 2017.


GVP, LLC

By: Michael McMullen
Its: Authorized Agent

STATE OF ALABAMA)

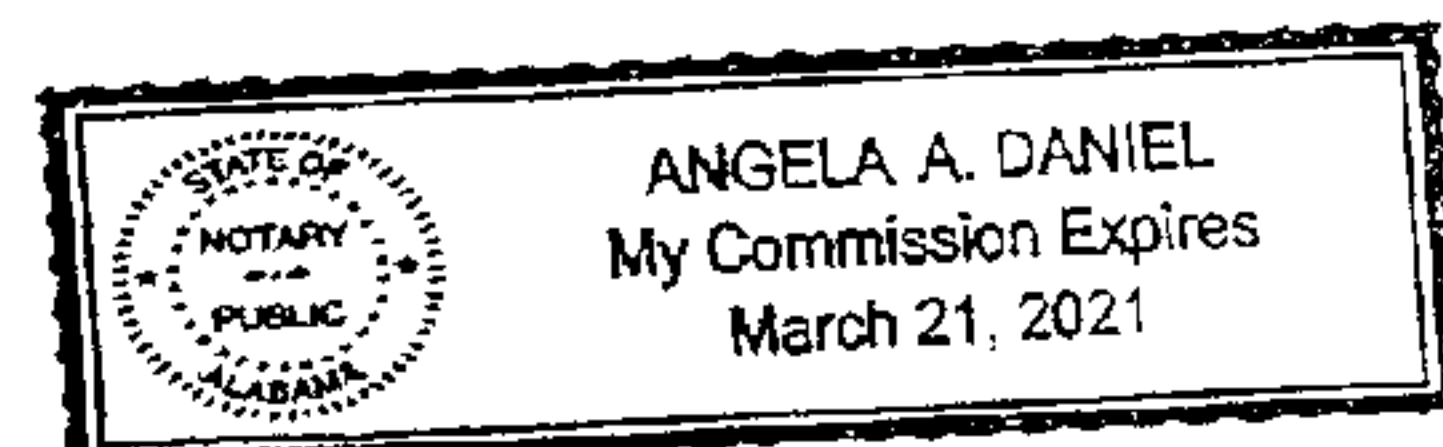
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Michael McMullen**, as **Authorized Agent of GVP, 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 13th day of April, 2017.


Notary Public
My commission expires:

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2017 10:07:42 AM
\$36.00 CHERRY
20170413000124820