

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Prominence Homes, LLC
2084 Valleydale Drive
Birmingham, AL 35244

STATUTORY
WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, Safe Future Investments, LLC, an Alabama limited liability company (hereinafter collectively referred to as "GRANTOR"), by Prominence Homes, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2018 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record;
and
4. See attached Exhibit "B".

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereto executed this document this 22 day of February, 2018.

Safe Future Investments, LLC


By: Michael R. McMullen
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Michael R. McMullen, whose name as Manager of Safe Future Investments, LLC, an Alabama limited liability company, 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 said document, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 22 day of February, 2018.



NOTARY PUBLIC
My commission expires:

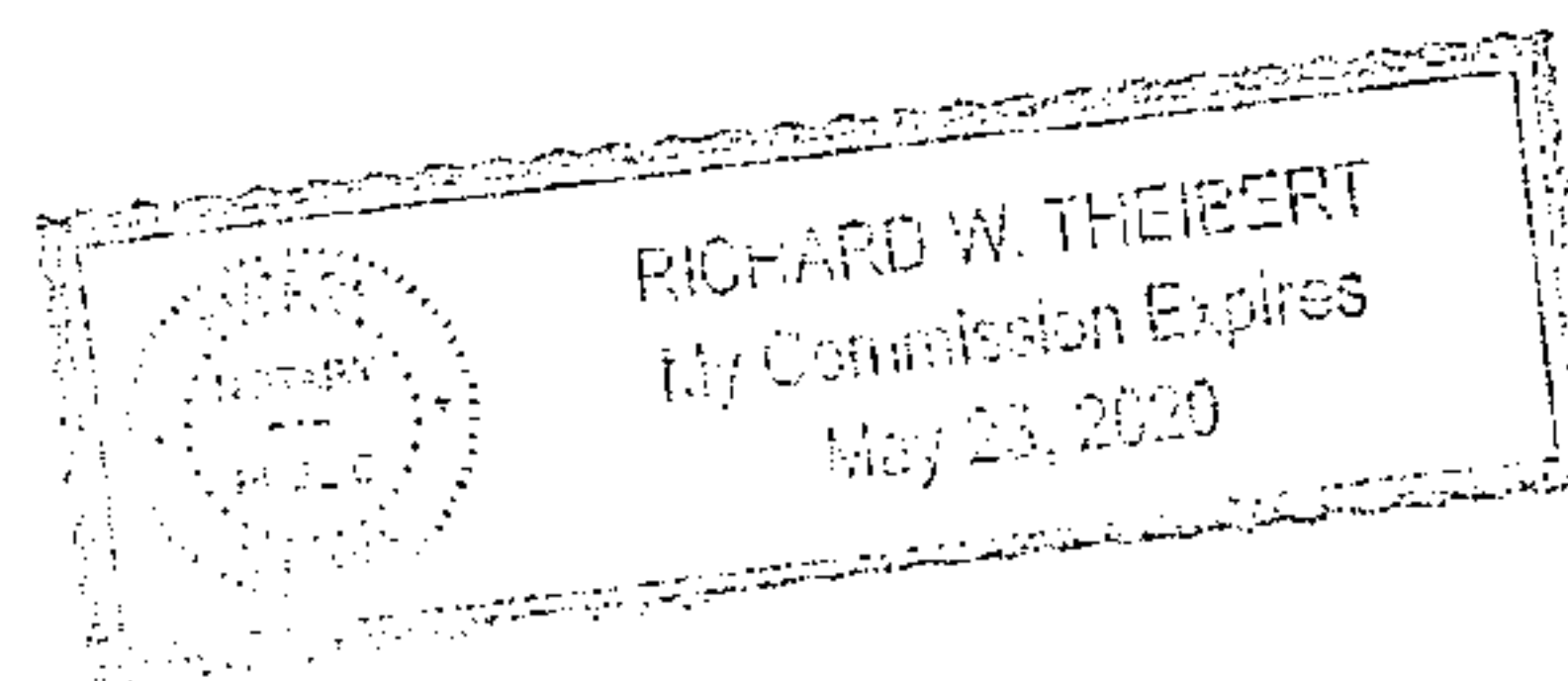


Exhibit "A"

Legal description:

Lot 302, according to the Survey of Union Station Phase III, as recorded in Map Book 47, page 14, in the Probate Office of Shelby County, Alabama.

Exhibit "B"

Building lines, easements and restrictions, as shown on map recorded in Map Book 47, page 14, in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County as recorded in Deed Book 211, Page 620, in the Probate Office of Shelby County, Alabama

Right of way to Alabama Power Company as recorded in Deed Book 103, page 170; Deed Book 136, page 330; Deed Book 129, page 451 and Deed Book 205, page 674, in the Probate Office of Shelby County, Alabama.

Right of way granted to Southern Natural Gas Company as recorded in Deed Book 88, page 564 and Deed Book 90, page 241, in the Probate Office of Shelby County, Alabama.

Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20080829000346770 and Instrument 20100415000115320, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants for Union Station as recorded in Instrument 20090916000353980 and amended in Instrument 20100420000120250, in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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:
Prominence Homes, LLC

Mailing Address:
2084 Valleydale Drive
Birmingham, AL 35244

Mailing Address:
2084 Valleydale Drive
Birmingham, AL 35244

Property Address:
217 Union Station Drive
Calera, AL 35040

Date of Sale: February 22, 2018

Total Purchase Price: \$ 21,500.00
or
Current Assessor's MV: \$ _____

Documentary Evidence provided:

☒ Closing Statement
☐ Bill of Sale
☐ Sales Contract
☐ Other: _____

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 2/ 22 /2018

Sign: 

By: Richard W. Theibert
Its: Attorney at Law
(Closing Agent)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2018 02:36:37 PM
\$48.50 CHERRY
20180316000088190

