

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
SOMMA & MACON, P.C.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

PLEASE SEND TAX NOTICES TO:
SAFE FUTURE INVESTMENTS, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly **One Hundred Forty Thousand and No/100 Dollars (\$140,000.00)** to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby fully acknowledged, **Michael R. McMullen, a married man**, whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as Grantor), does hereby convey unto **Safe Future Investments, LLC** (herein referred to as Grantee), the right, title and interest, if any, which Grantors may have in the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 836, according to the Survey of Waterford Townhomes Sector 1, Phase 1 as recorded in Map Book 31, Page 137, in the Probate Office of Shelby County, Alabama.


Property Address: 105 Waterford Drive, Calera, AL 35040
**Property is not the homestead of the Grantor or Grantor's spouse.

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, GRANTORS have hereunto set their hands and seal, this the 17 day of October, 2018.


Michael R. McMullen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, hereby certify that **Michael R. McMullen**, 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 17 day of October, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2018 03:43:53 PM
\$155.00 CHARITY
20181018000370590

Angela A. Daniel


Notary Public
My commission expires:

