

This Instrument was Prepared by:

South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
File No.: 44444-18-0992

Send Tax Notice To: Valor Communities, LLC  
9497 Thornton Blvd  
Jonesboro, GA 30236

20181204000423000  
12/04/2018 08:04:02 AM  
DEEDS 1/2

## **WARRANTY DEED**

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of Twenty Two Thousand Five Hundred Dollars and No Cents (\$22,500.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Safe Future Investments, LLC**, an Alabama Limited Liability Company, whose address is 2084 Valleydale Road, Birmingham, AL 35244, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Valor Communities, LLC**, whose address is 9497 Thornton Blvd, Jonesboro, GA 30236, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 253 Union Station Drive, Calera, AL 35040; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Lot 311, 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.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

The full consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

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 it is free from all encumbrances except ad valorem taxes for 2019 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same 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 all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 27<sup>th</sup> day of November, 2018.

SAFE FUTURE INVESTMENTS, LLC

Andy Dierdorf

Cassidy Dierdorf  
Authorized Agent

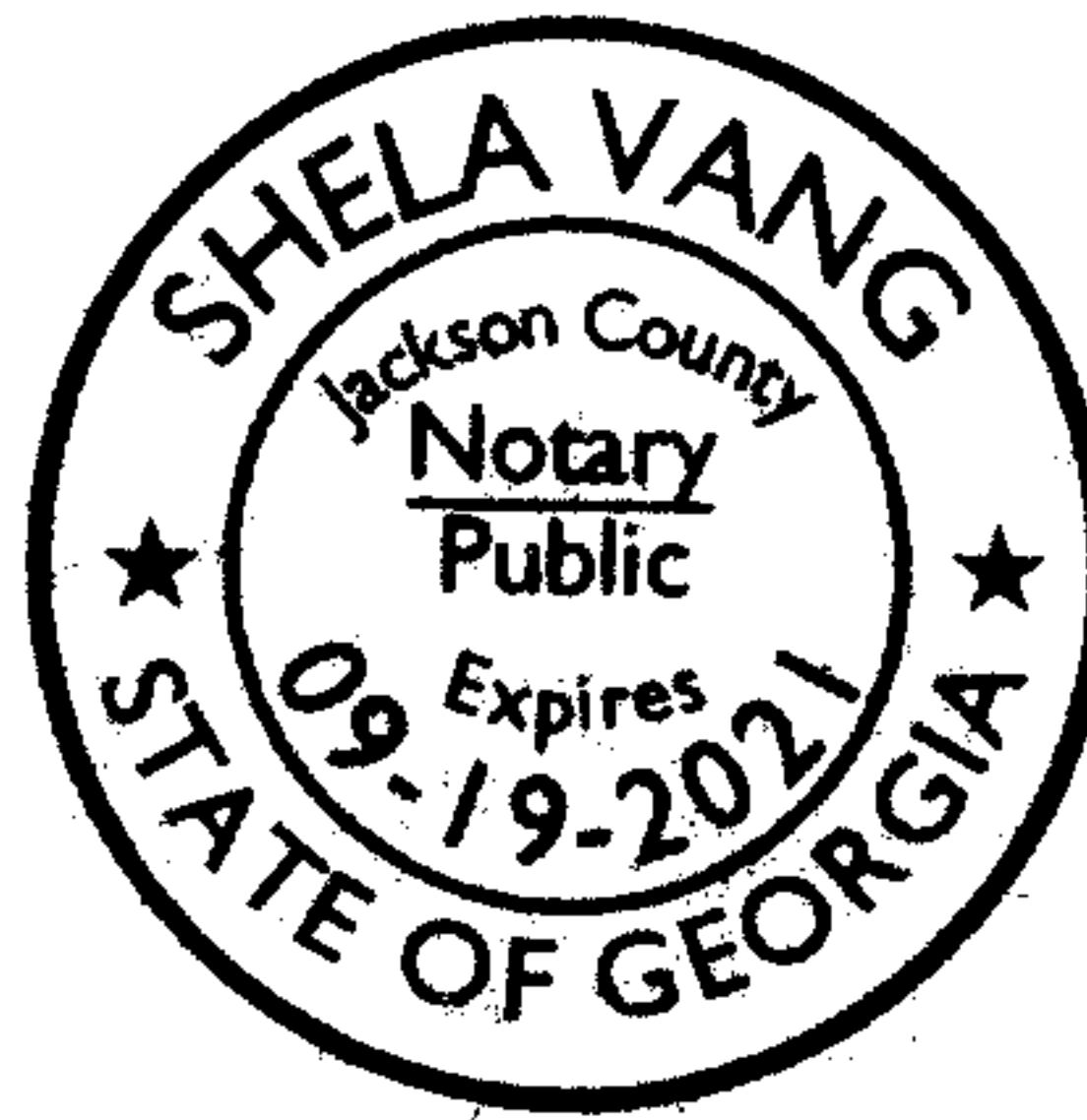
State of Georgia

County of Jackson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Cassidy Dierdorf, whose name as Authorized Agent of Safe Future Investments, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27 day of November, 2018.

Sheila Vang  
Notary Public, State of GEORGIA  
SHEILA VANG  
My Commission Expires: 09/19/2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2018 08:04:02 AM  
\$19.00 CHERRY  
20181204000423000

Alli S. Bezel