

THIS INSTRUMENT PREPARED BY:

Jeff G. Underwood
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727

20190125000027260 1/3 \$63.50
Shelby Cnty Judge of Probate, AL
01/25/2019 03:04:14 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten And 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, SAFE FUTURE INVESTMENTS LLC, does hereby grant, bargain, sell, and convey unto Grantee, DAKOTA FINANCE, LLC, the following described real estate situated in the County of Shelby, State of 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.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, SAFE FUTURE INVESTMENTS LLC, a corporation, has caused this conveyance to be executed by Cassidy Dierdorf, its General Manager, who is duly authorized, on the 14th day of January, 2019.

SAFE FUTURE INVESTMENTS LLC

By: Andy Bud Shaw
Its General Manager

Shelby County, AL 01/25/2019
State of Alabama
Deed Tax: \$42.50



STATE OF GEORGIA)

COUNTY OF GWINNETT)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Cassidy Dierdorf, whose name as General Manager of SAFE FUTURE INVESTMENTS LLC, a corporation, 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 conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 14 day of January, 2019.

Mushtaq Wasim
NOTARY PUBLIC

My Commission Expires:
02-06-22



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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 AL 35244

Grantee's Name Dakota Finance LLC
Mailing Address 2954 Northwest Kline Street
Roseburg, OR 97470

Property Address 105 Waterford Lake Dr
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 107,700.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 1/14/19

Print Cassidy Diendorf

☐ Unattested

Sign Andy Bud...

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1