

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

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

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eight Thousand Five Hundred Dollars and No Cents (\$108,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Safe Future Land Holdings, LLC, an Alabama Limited Liability Company, whose mailing address is 2084 Valleydale Road, Birmingham, AL 35244** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Valor Communities, LLC, whose mailing address is 9497 Thornton Blvd, Jonesboro, GA 30236** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 0 The Heights Lane, Calera, AL 35040**; to wit:

Lots 96, 97, 98, 99, 100, 101, and 102, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

The full consideration recited herein was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 25 day of June, 2019.

SAFE FUTURE LAND HOLDINGS, LLC


Cassidy Bates Dierdorf
Authorized Agent

State of GA

County of Gwinnett

I, Anayah Edwards a Notary Public in and for said County in said State, hereby certify that Cassidy Bates Dierdorf, whose name(s) as Authorized Agent of Safe Future Land Holdings, 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 she as such Authorized Agent and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2019.

Anayah Edwards
Notary Public, State of GA
Anayah Edwards
My Commission Expires: 4-22-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 01:51:19 PM
\$19.00 CHERRY
20190702000237100

Allen S. Bezel