

20200116000021960
01/16/2020 10:40:31 AM
QCDEED 1/3

This Instrument prepared by:
Individual preparer's name and address
Katz Durell, LLC
6065 Roswell Road, Suite 880
Attn: Closing Dept.

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid to the undersigned, **SAFE FUTURE REAL ESTATE INVESTMENTS, LLC** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, quit claims, grants, sells, and conveys to **BERG PROPERTIES, LLC** (hereinafter referred to as Grantee), all Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

Lots 219 and 224, according to the Survey of Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Witness my hand this the 20 day of December, 2019.

GRANTOR:


SAFE FUTURE REAL ESTATE INVESTMENTS,
LLC

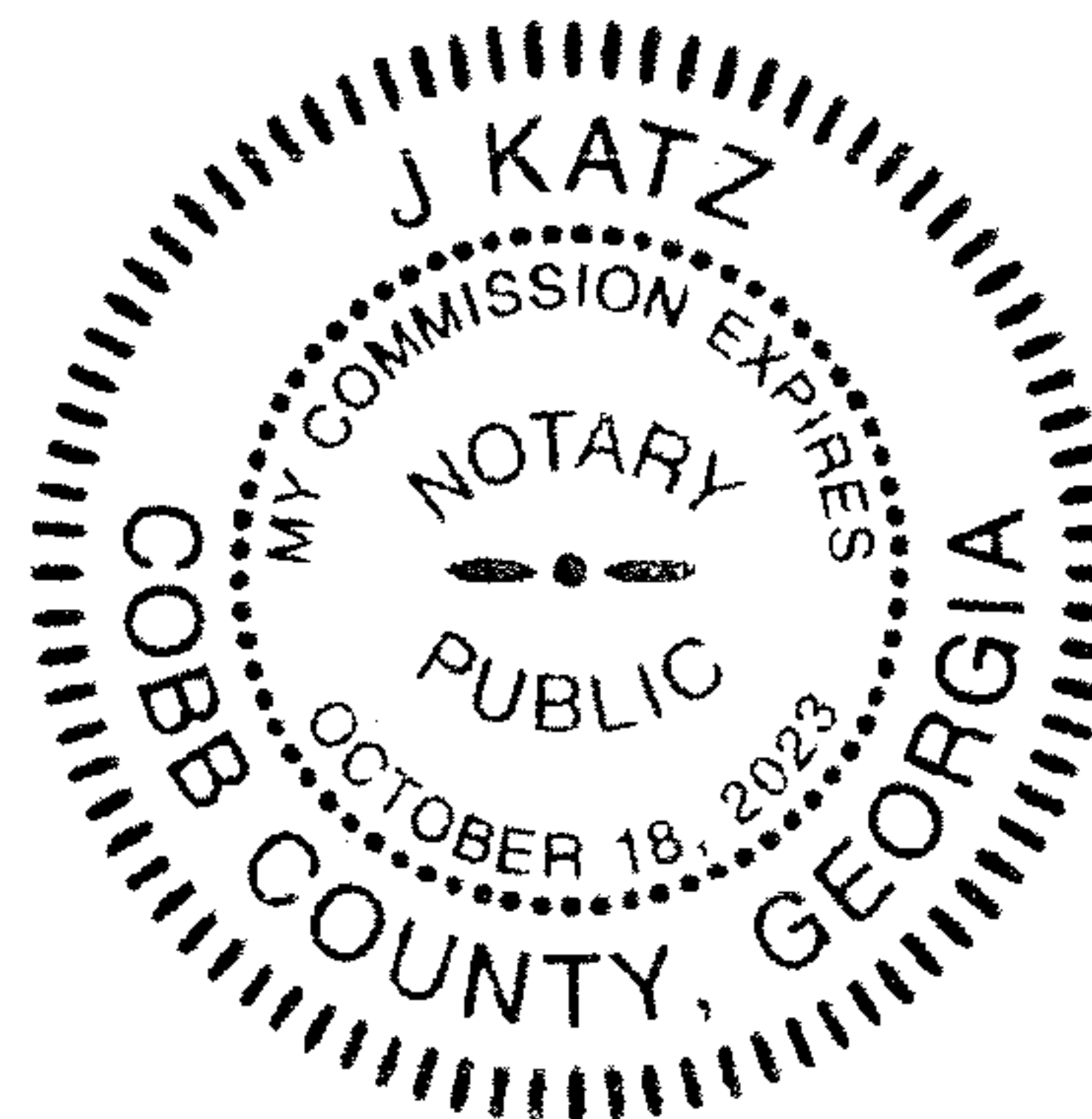
By:  [seal]
Name: Gilbert Thomas Stacy, Jr.
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Gilbert Thomas Stacy, Jr.**, whose name 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 executed the same voluntarily the day same bears date.

Given under by hand and official seal this 20 day of December, 2019.


NOTARY PUBLIC
My Commission Expires: _____



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 Real Estate Investments, LLC
Mailing Address 2180 Enclave Mill Dr.
Dacula, GA
30018

Grantee's Name Berg Properties, LLC
Mailing Address 2084 Valleydale Rd.
Birmingham, AL. 35244

Property Address 132 and 112 Polo Downs
Chelsea, AL. 35043

Date of Sale December 20, 2019

Total Purchase Price \$ 20,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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

Print D. SPENCER HAY

Unattested

Sign U. Spencer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2020 10:40:31 AM
\$48.00 CHERRY
20200116000021960

Print Form

Form RT-1

Allen S. Byrd