

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**

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State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Two Thousand Five Hundred Dollars and No Cents (\$22,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Safe Future Investments, 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 **264 Union Station Drive, Calera, AL 35040**; to wit:

Lot 339, 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.

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.

**\$172,150.00** of the purchase price of the above described property 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 28 day of January, 2020.

SAFE FUTURE INVESTMENTS, LLC

*Cassidy Bates Dierdorf*  
Cassidy Bates Dierdorf  
Authorized Agent

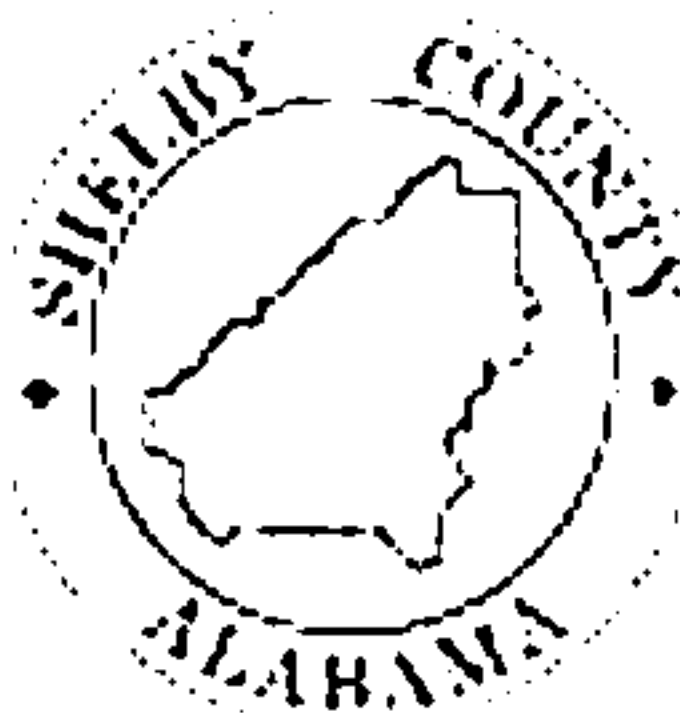
State of Georgia  
County of Gwinnett

I, Danielle Keyser, 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 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 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 28<sup>th</sup> day of January, 2020.

*Danielle Keyser*  
Notary Public, State of Georgia

My Commission Expires: 10/31/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2020 11:38:26 AM  
\$26.00 CHERRY  
20200205000048220

*Allen S. Bayl*