

**\*\*THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE THE DATE IN THE NOTARY SECTION\*\***

**20200225000074520  
02/25/2020 03:30:34 PM  
CORDEED 1/2**

**20190416000123950  
04/16/2019 01:09:35 PM  
DEEDS 1/2**

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

## **SPECIAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 16<sup>th</sup> day of April, 2019 by and between Safe Future Land Holdings, LLC, whose mailing address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as Grantor) and Valor Communities, LLC, whose mailing address is 9497 Thornton Blvd, Jonesboro, GA 30236 (herein referred to as Grantee):

### **WITNESSETH THAT:**

The Grantor does hereby for and in consideration of One Hundred Eight Thousand Five Hundred Dollars and No Cents (\$108,500.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama to-wit:

Lot 89, 90, 91, 92, 93, 94 and 95, 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.

Subject to: All easements, restrictions and rights of way of record.

\$823,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by its Authorized Agent, who is authorized to execute this conveyance hereto set his signature and seal, this the 8<sup>th</sup> day of April, 2019.

SAFE FUTURE LAND HOLDINGS, LLC

Cassidy Bates Dierdorf  
Cassidy Bates Dierdorf  
Authorized Agent

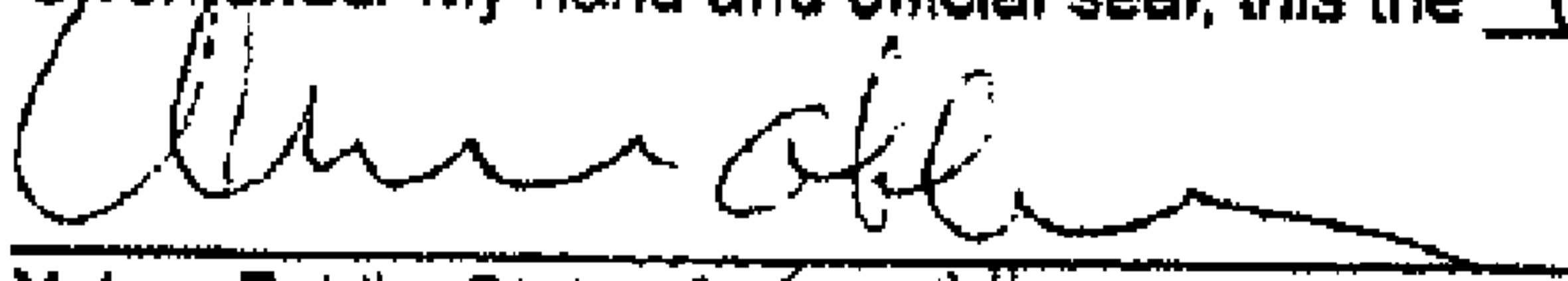
20190416000123950 04/16/2019 01:09:35 PM DEEDS 2/2

State of Georgia

County of Colquitt

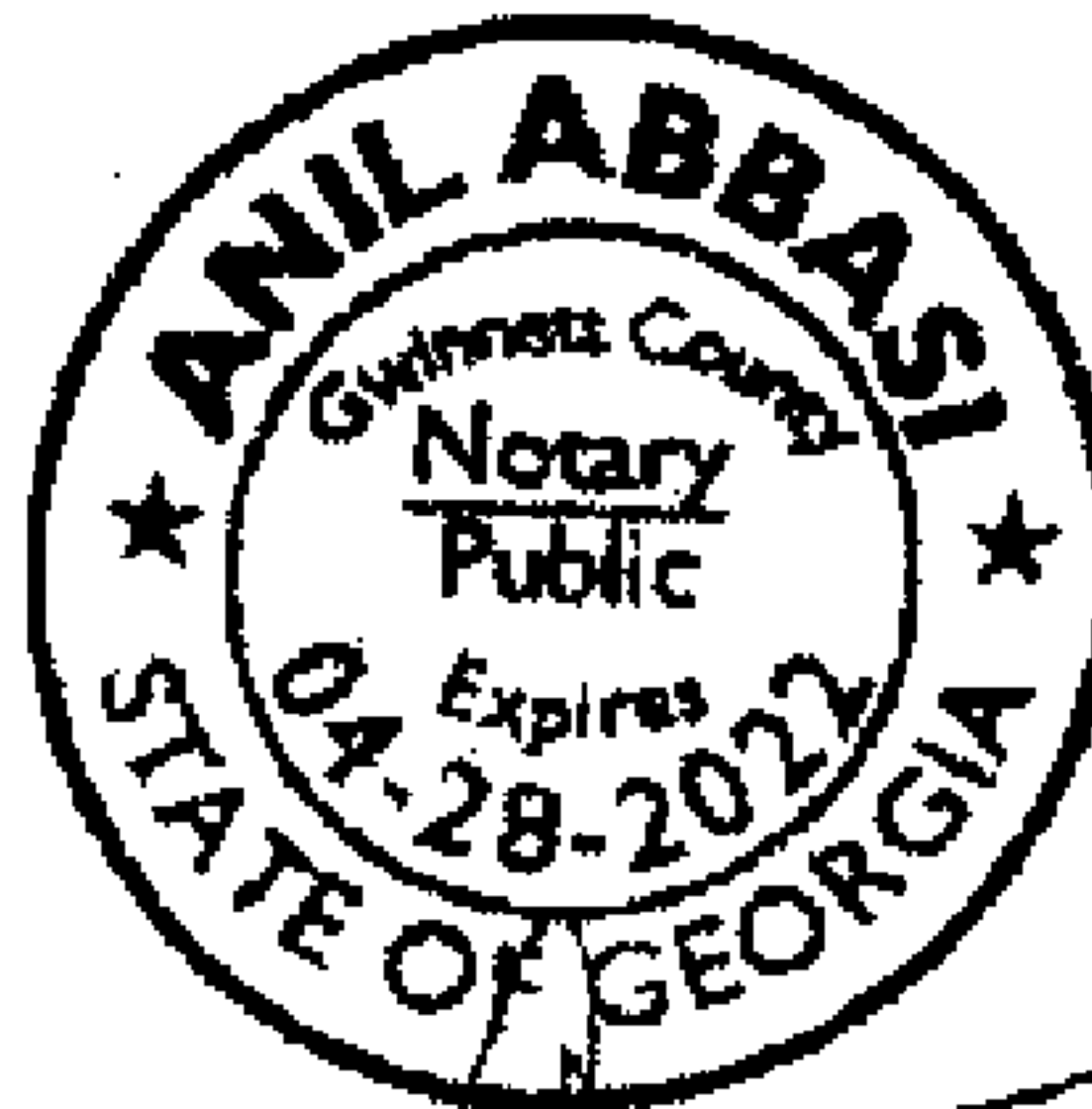
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cassidy Bates Dierdorf, whose name(s) as Authorized Agent of Safe Future Land Holdings, LLC and whose name(s) is/are signed to the foregoing instrument, and who is/are known to me acknowledged before me on this day that being informed of the contents of said instrument, that she as such Authorized Agent, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 8th day of April, 2019



Notary Public, State of Georgia  
Anil Abbasi

Printed Name of Notary

My Commission Expires: 4/28/22

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2019 01:09:35 PM  
\$19.00 CHERRY  
20190416000123950

*Allen S. Bayl*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2020 03:30:34 PM  
\$26.00 MISTI  
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*Allen S. Bayl*