

20200330000124440  
03/30/2020 02:11:25 PM  
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:  
J. ALLSTON MACON, III, ESQ.  
THE LAW OFFICES OF JEFF W. PARMER, LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:  
INFORMATION AND TRANSPARENCY  
IN REAL ESTATE FOR THE SAFE  
FUTURE, LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, AL 35209

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Nineteen Thousand Five Hundred Forty and 00/100 Dollars (\$419,540.00)**, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Safe Future Land Holdings, LLC, an Alabama Limited Liability Company, Entity ID 286-496**, whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Information and Transparency in Real Estate for the Safe Future, LLC, a Wyoming Limited Liability Company registered in the State of Alabama as Entity ID 625-443**, registered address 2204 Lakeshore Drive, Suite 125, Birmingham, AL 35209 (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lots 74, 75, 76, 77, 78, 79, 80, 85, 86, 87, 88, 102, 103, 104, 105, 106, 107, 108, 109, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 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.**

**Source of Title: Instrument # 20130906000362140.**

**TO HAVE AND TO HOLD** unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

**IN WITNESS WHEREOF, GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 31<sup>st</sup> day of March, 2020.



**Safe Future Land Holdings, LLC**  
**By: Donna F. Allen, Authorized Agent**

STATE OF ALABAMA

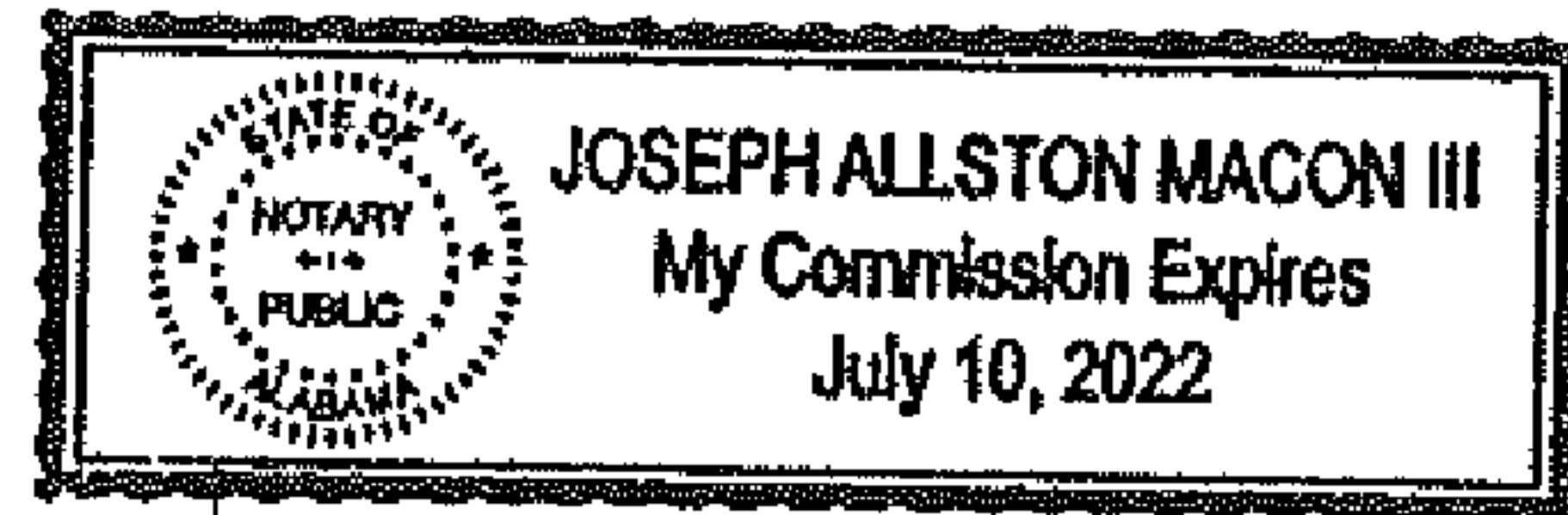
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, hereby certify that **Donna F. Allen, as Authorized Agent for Safe Future Land Holdings, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of March, 2020.

  
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 Land  
Mailing Address Holdings, LLCGrantee's Name Info: Transparency  
Mailing Address in Real Estate For2204 Lakeshore Drive  
Suite 125  
Birmingham, AL 35209Safe Future, LLC  
2204 Lakeshore Drive  
Suite 125 Bham, AL 35209Property Address See Exhibit "A"Date of Sale 3-27-2020Total Purchase Price \$ 419,540.00

or

Actual Value \$

or

Assessor's Market Value \$

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 3-27-2020Print Jeff W. Parnet

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/30/2020 02:11:25 PM  
\$448.00 CHERRY  
20200330000124440

Alicia S. Bayl