

This Instrument was Prepared by:  
Cassy L. Dailey  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124  
File No.: 44444-20-2818

Send Tax Notice To: Valor Communities, LLC  
160 Whitney Street  
Fayetteville, GA 30214

20200714000290550  
07/14/2020 09:24:42 AM  
DEEDS 1/2

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Forty Five Thousand Dollars and No Cents (\$45,000.00), 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 160 Whitney Street, Fayetteville, GA 30214 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 328 Union Station Dr., Calera, AL 35040 and 277 Union Station Drive, Calera, AL 35040; to wit;

Lot 317 and 333, 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.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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 1 day of July, 2020.

SAFE FUTURE INVESTMENTS, LLC

Cassidy Bates Dierdorf  
Authorized Agent

State of GA

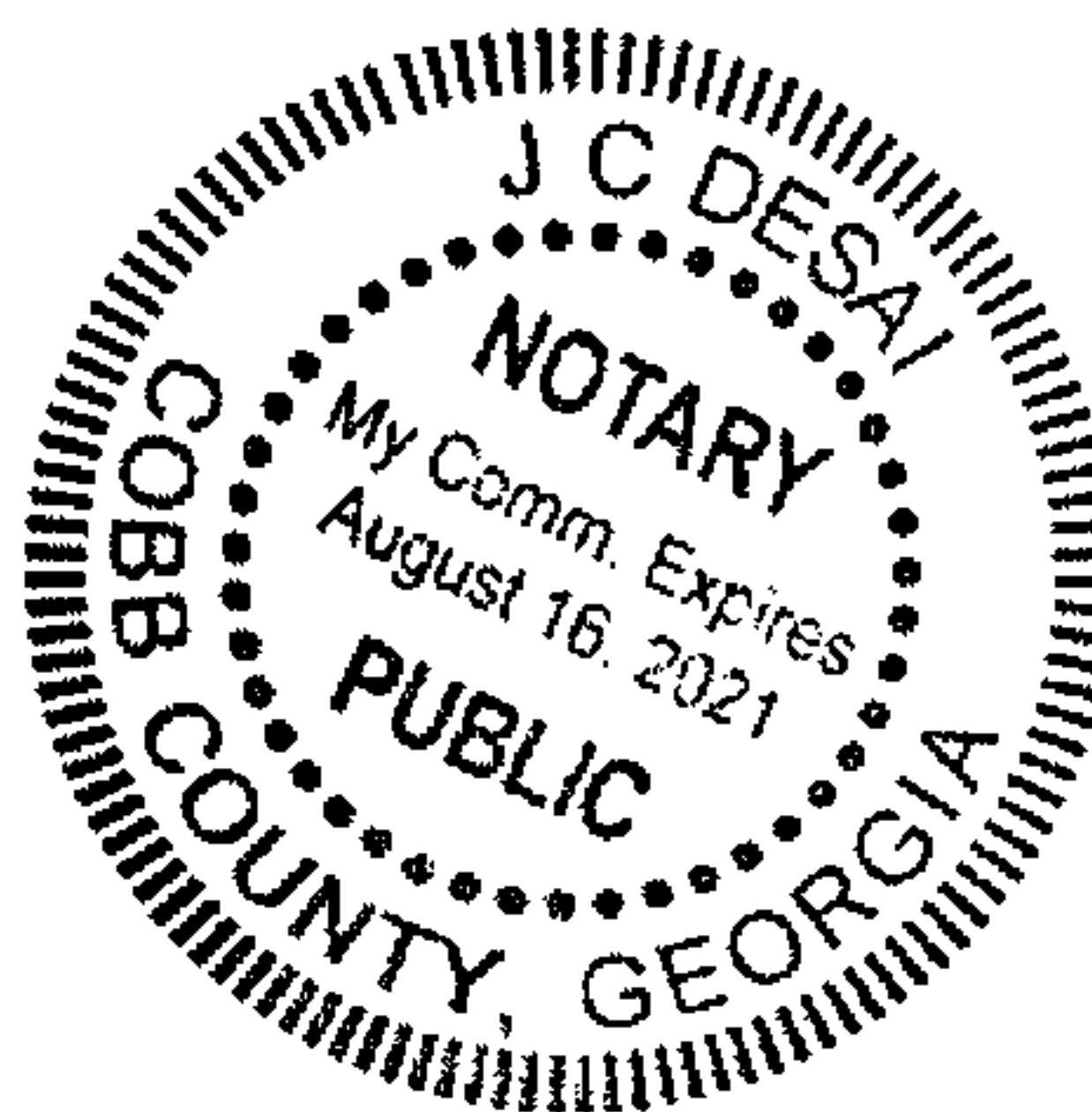
County of Cobb

I, J. C. Desai, 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 7th day of July, 2020.

J. C. Desai  
Notary Public, State of GA

My Commission Expires: 08-16-2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/14/2020 09:24:42 AM  
\$26.00 MISTI  
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Alli S. Bezel