

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THERE IS ONLY ONE WAY LLC, an Alabama limited liability company (herein, "Grantor"), whose address is 2180 Enclave Mill Drive, Dacula, GA 30019, for and in consideration of ZERO AND 00/100 Dollars (\$0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to NO FEAR NO MERCY LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 2180 Enclave Mill Drive, Dacula, GA 30019, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: SEE ATTACHED EXHIBIT A

SOURCE OF TITLE: SEE ATTACHED EXHIBIT A

PROPERTY ID: SEE ATTACHED EXHIBIT A

REAL PROPERTY TAX: \$_____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

[Signatures contained on following page]

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29th day of July, 2020

GRANTOR:

THERE IS ONLY ONE WAY LLC, an
Alabama limited liability company

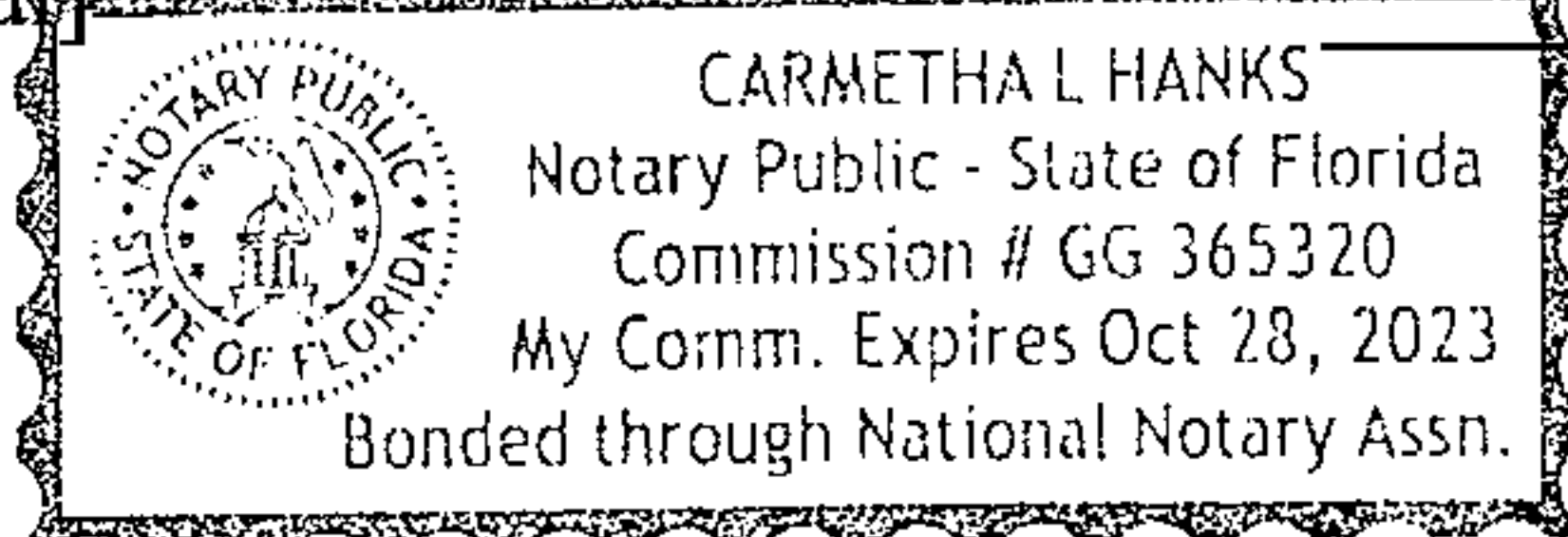
By: [Signature] (SEAL)
Printed Name: Gil Turieli
Title: Member

STATE OF Florida
COUNTY OF Brandon

I, Carmetha L. Hanks, the undersigned Notary Public in and for said State and County, hereby certify that Gil Turieli, whose name as Member of THERE IS ONLY ONE WAY LLC, an Alabama limited liability company, 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 said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-28-2023

This instrument was prepared by:

JOEY N. OFORI, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

AMY JOHNSON
OS NATIONAL, LLC - MMT - DEPT. 04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
FILE NO. SAFE FUTURE SHELBY

The Grantee's address is:

NO FEAR NO MERCY LLC
2180 ENCLAVE MILL DRIVE
DACULA, GA 30019

EXHIBIT A

[Legal Description]

Address: 106 Falling Waters Ln., Maylene, AL 35114
County: Shelby
Parcel Identification Number: 23 2 09 0 010 047.000
Client Code: SAFE-FUTURE-2020-01

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 47, ACCORDING TO THE FINAL PLAT OF CROSS CREEK SUBDIVISION AS RECORDED IN MAP BOOK 38, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 2020072900315990 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 149 Greenwood Cir., Calera, AL 35040
County: Shelby
Parcel Identification Number: 28 6 23 0 000 173.000
Client Code: SAFE-FUTURE-2020-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 125, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, BEING A RESURVEY OF PORTIONS OF LOTS 22-32, TRACT FIFTY ONE SUBDIVISION, PARCEL "B", RECORDED AS DOCUMENT NUMBER 20051027000561200 AND IN MAP BOOK 36, PAGES 6-A AND 6-B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED INSTRUMENT NUMBER 20200729000316000 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 152 The Heights Dr., Calera, AL 35040
County: Shelby
Parcel Identification Number: 22 9 32 3 002 035.000
Client Code: SAFE-FUTURE-2020-03

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 160, 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.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20200729000315980
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 177 The Heights Dr., Calera, AL 35040
County: Shelby
Parcel Identification Number: 22-9-32-3-002-020-000
Client Code: SAFE-FUTURE-2020-05

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 20, ACCORDING TO THE FINAL PLAT OF TOWN SIDE SQUARE, SECTOR ONE, AS RECORDED IN MAP BOOK 38, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: GENERAL WARRANTY DEED INSTRUMENT NUMBER 20200729000316030
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 349 Old Cahaba Trail, Helena, AL 35080
County: Shelby
Parcel Identification Number: 13 4 20 1 003 013.000
Client Code: SAFE-FUTURE-2020-07

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 713, ACCORDING TO THE SURVEY OF OLD CAHABA CEDAR CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED INSTRUMENT NUMBER 20200729000316010
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 412 Oakwell Cove, Calera, AL 35040
County: Shelby
Parcel Identification Number: 28 4 17 1 003 014.000
Client Code: SAFE-FUTURE-2020-08

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 19, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3 PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: QUITCLAIM DEED INSTRUMENT NUMBER 20200729000316020
OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 559 Polo Way, Chelsea, AL 35043
County: Shelby
Parcel Identification Number: 09 7 26 1 003 038.000
Client Code: SAFE-FUTURE-2020-14

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 336, ACCORDING TO THE SURVEY OF THE VILLAGE AT POLO CROSSINGS SECTOR 1, AS RECORDED IN MAP BOOK 39, PAGE 42A, 42B, 42C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: GENERAL WARRANTY DEED INSTRUMENT NUMBER 20200623000257560 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Address: 560 Union Station Pl, Calera, AL 35040
County: Shelby
Parcel Identification Number: 28 3 06 0 008 025.000
Client Code: SAFE-FUTURE-2020-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 77, ACCORDING TO THE SURVEY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: GENERAL WARRANTY DEED INSTRUMENT NUMBER 20200218000066310 OF THE SHELBY COUNTY, ALABAMA RECORDS.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name There Is Only One Way LLC
 Mailing Address 2180 Enclave Mill Drive
Dacula, GA 30019

Grantee's Name No Fear No Mercy LLC
 Mailing Address 2180 Enclave Mill Drive
Dacula, GA 30019

Property Address SEE ATTACHED EXHIBIT-A
560 Union Station Pl.
106 Falling Waters Ln.
149 Greenwood Cir
152 The Heights Dr.
177 The Heights Dr.
349 Old Cahaba Tr.
412 Oakwell Cove
559 Polo Way

Date of Sale 7/31/2020
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1,095,620.00

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 assessor's website

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 07/29/2020

Print Gil Tuzigil

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
 08/11/2020 11:39:08 AM
 \$38.00 JESSICA
 20200811000343530

Print Form

Form RT-1



Alvin S. Boyd