

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-22-0030

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

20220422000165680
04/22/2022 09:53:41 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 **Four Hundred Twenty Six Thousand Dollars and No Cents (\$426,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Safe Future Real Estate 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 **132 Polo Downs, Chelsea, AL 35043, 128 Polo Downs, Chelsea, AL 35043, 124 Polo Downs, Chelsea, AL 35043, 120 Polo Downs, Chelsea, AL 35043, 116 Polo Downs, Chelsea, AL 35043, 112 Polo Downs, Chelsea, AL 35043, 520 Polo Way, Chelsea, AL 35043, 516 Polo Way, Chelsea, AL 35043, 512 Polo Way, Chelsea, AL 35043, 510 Polo Way, Chelsea, AL 35043, 506 Polo Way, Chelsea, AL 35043, and 502 Polo Way, Chelsea, AL 35043**; to wit;

Lot 219, 220, 221, 222, 223, 224 and Lot 319, 320, 321, 322, 323, and 324, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B, and C, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Right-of-Way of record.


\$2,119,772.00 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 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 16th day of March, 2022.

SAFE FUTURE REAL ESTATE INVESTMENTS,
LLC


Cassidy Bates Dierdorf
Authorized Agent

State of CA

County of Gwinnett

I, Jagdish 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 Real Estate 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 16th day of March, 2022.


Notary Public, State of CA

My Commission Expires: 04-21-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2022 09:53:41 AM
\$26.00 JOANN
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