

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **ONE HUNDRED SIXTY-NINE THOUSAND DOLLARS (\$169,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **GAD MOSHE YARKONI**, _____, whose mailing address is ISRAEL (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **JORANA AVILES, LLC**, whose mailing address is 7301 SW 82ND CT, MIAMI, FL 33143 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 233 UNION STATION DR, CALERA, AL 35040

Prior instrument reference: **Document No.** 20170223000063280 of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

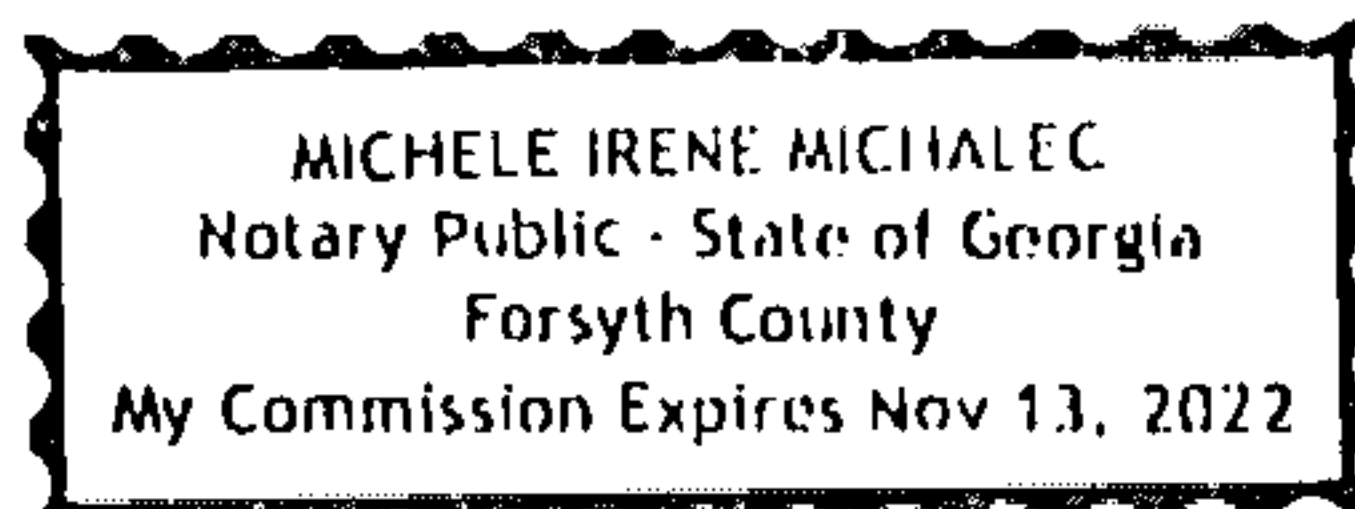
IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 12.10.2019 [Execution Date].

Gad Moshe Yarkoni by Andy Bud (A), Attorney in Fact
GAD MOSHE YARKONI

STATE OF ~~ALABAMA~~ Georgia }
COUNTY OF Gwinnett } SS.

I, Michele Irene Michalec, a Notary Public, hereby certify that **GAD MOSHE YARKONI**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 10 day of Dec, 2019.



[Signature]
Notary Public

When Recorded Mail to:
SPRUCE
155 W. 23RD. ST, FLOOR 10
NEW YORK, NY 10011

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:
JORANA AVILES, LLC
7301 SW 82ND CT
MIAMI, FL 33143

Exhibit A

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

LOT 306, 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.

Parcel ID: 28 3 06 0 012 006.000

Commonly known as 233 Union Station Drive, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20170223000063280.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2020 03:33:11 PM
 \$200.00 CHARITY
 20200103000006530

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name GAD MOSHE YARKONI
 Mailing Address ISRAEL

Grantee's Name JORANA AVILES, LLC
 Mailing Address 7301 SW 82ND CT
MIAMI, FL 33143

Property Address 233 UNION STATION DR
CALERA, AL 35040

Date of Sale 12/10/2019
 Total Purchase Price \$ 169,000.00
 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 1/3/2019

Print SARA HEISS - OPPERATIONS

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one