

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
1611 Ridge Road, LLC
P.O. Box 382101
Birmingham, AL 35238

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, ASBREI LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto 1611 Ridge Road, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 13, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$280,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20 day of March, 20 24.

ASBREI LLC

BY: 

Assaf Barak
Sole Member

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Assaf Barak, whose name as Sole Member of ASBREI 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 conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 20 day of March, 2024.


Notary Public

My commission expires: December 31, 2027



מס' 6331 No.

**AUTHENTICATION OF SIGNATURE
OF A PERSON SIGNING ON BEHALF
OF A BODY CORPORATE**

אימות חתימה של אדם בשם תאגיד

I, the undersigned, Miguel Daniel Abadi, Notary at 20 Borochoy St., Ra'anana, Israel, license no. 2073877, hereby certify that on March 20, 2024, there appeared before me in my office Mr. Assaf Barak, whose identity was proved to me by his Israeli Passport No. 23368394 issued in Tel Aviv on 11/27/2016 and signed of his own free will the attached document marked "A" on behalf of Asbrei LLC.

אני הח"מ, מיגל דניאל עבאדי, נוטריון מרח' בורוכוב 20, רעננה, רישיון מס' 2073877, מאשר בזאת כי ביום 20 מרץ 2024 ניצב בפני במשרדי מר אסף ברק, שזהותו הוכחה לי על פי דרכון ישראלי מס' 23368394 שניתן בתל אביב ביום 11/27/2016 וחתם מרצונו החופשי על המסמך המצורף בזאת והמסומן באות "A" בשם Asbrei LLC.

And I further certify that with a view to establishing the right of the above-named to sign on behalf of Asbrei LLC. there has been produced to me the necessary documents in the matter of signing rights in the company.

ואני מאשר כי להוכחת רשותו הנ"ל לחתום בשם Asbrei LLC. הוצגו בפני המסמכים הנדרשים בדבר זכויות החתימה בחברה.

IN WITNESS whereof I hereby authenticate the signature of Assaf Barak and his authority so to sign, by my signature and seal, this 20 day of March 2024.

ולראיה הנני מאשר את חתימתו של אסף ברק וסמכותו לחתום כאמור, בחתימת ידי וחותמי, היום 20 מרץ 2024. שכר אישור 300 ₪ + מע"מ

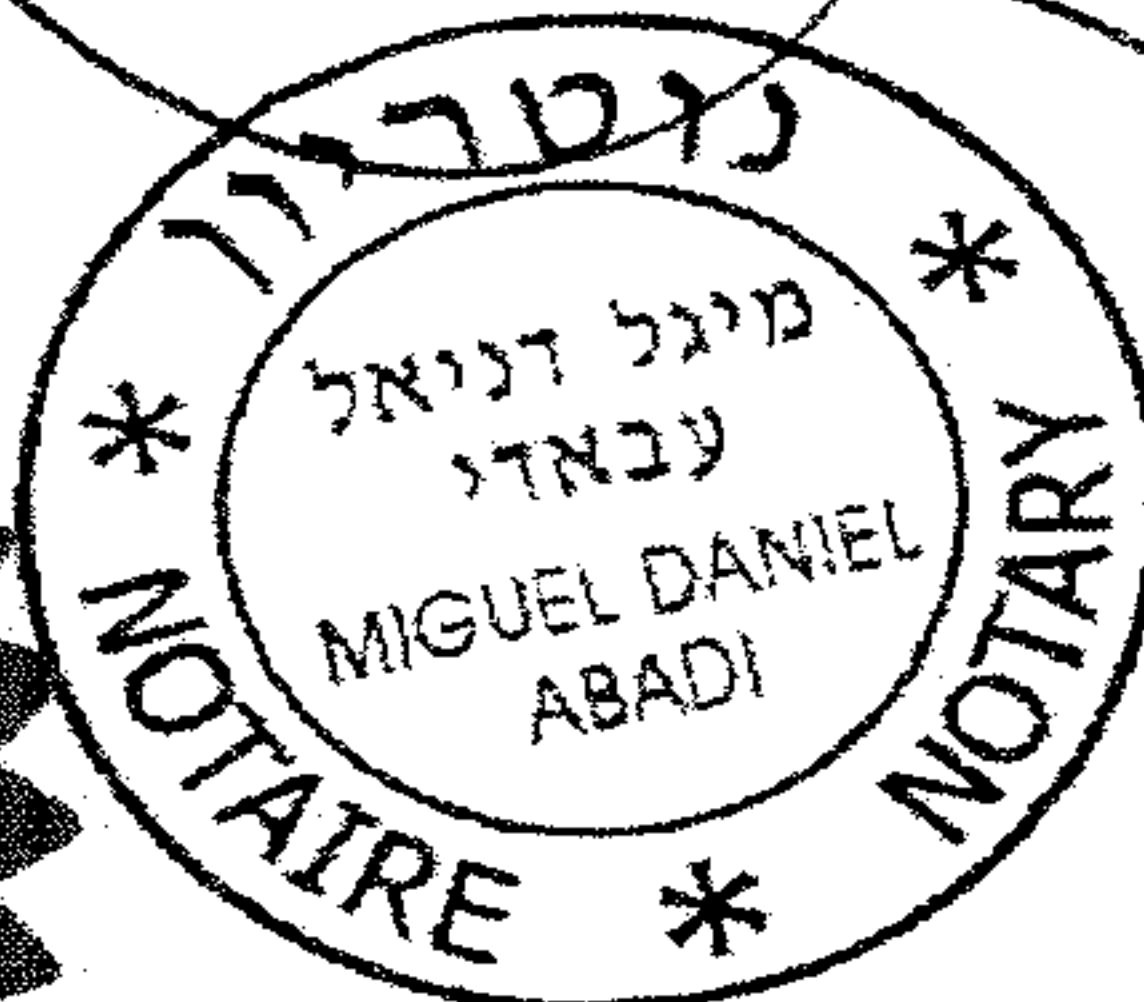
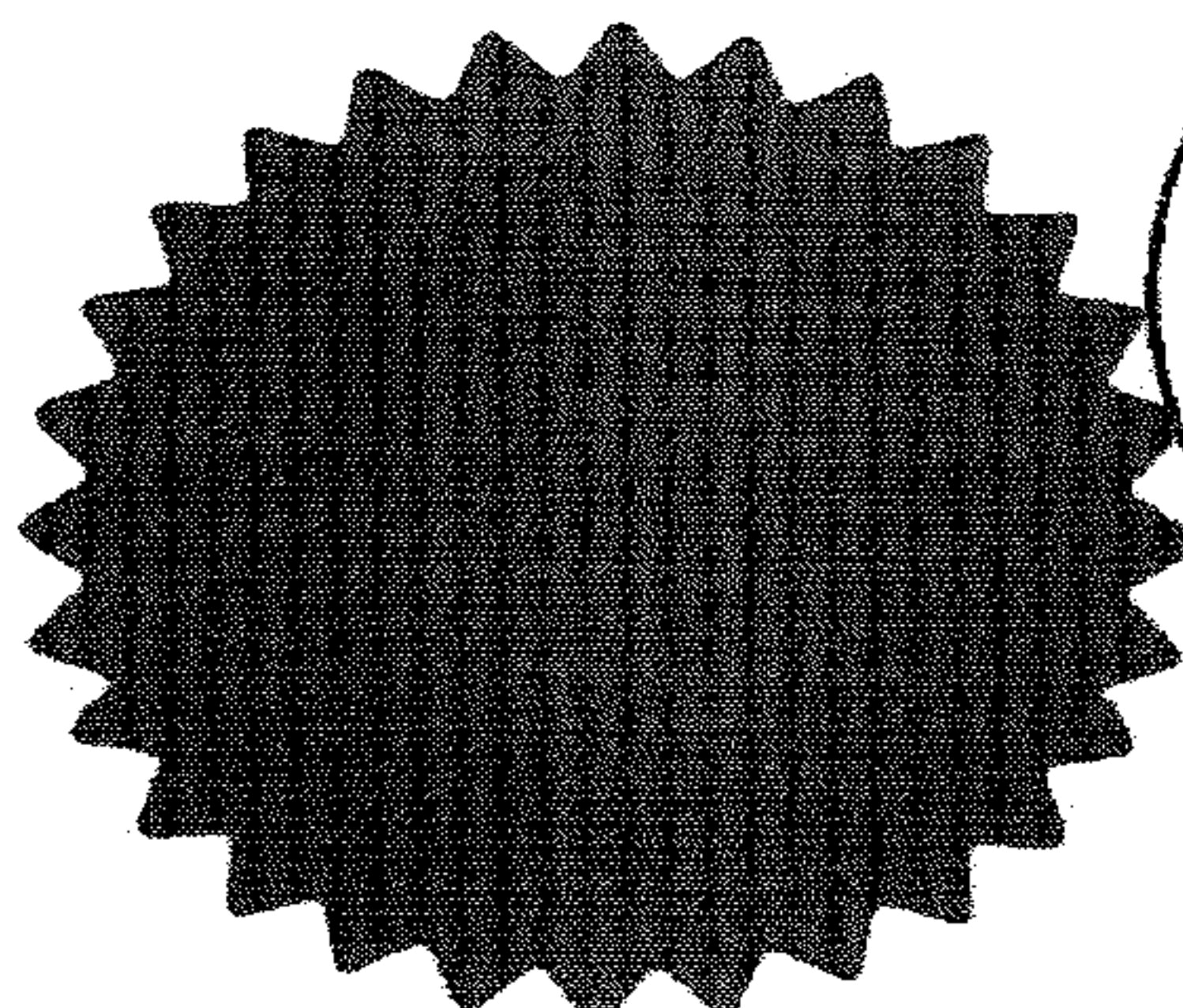
Certification fee: 300 NIS + V.A.T

Signature

Notary's seal

חותמת נוטריון

חתימה



Real Estate Sales Validation Form

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

Grantor's Name ASBREI LLC

Grantee's Name 1611 Ridge Road, LLC

Mailing Address 6834 Cantrell Road #1045
Little Rock, AR 72207Mailing Address P.O. Box 382101
Birmingham, AL 35238Property Address 3127 Chestnut Oaks Dr.
Birmingham, AL 35244Date of Sale March 22, 2024
Total Purchase Price \$250,000.00

or

Actual Value \$

or

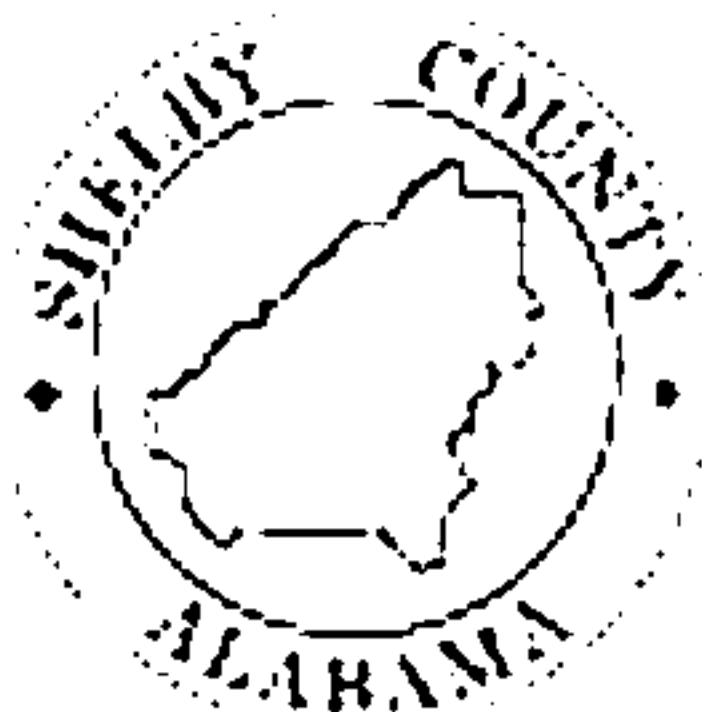
Assessor's Market Value \$

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: March 22, 2024

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/27/2024 02:19:39 PM
 \$32.00 JOANN
 20240327000083780

CI-2400256