

STATE OF ALABAMA )

REAL ESTATE OPTION AGREEMENT )

COUNTY OF SHELBY )

FOR and in consideration of the sum of TEN DOLLARS AND 00/100 Dollars (\$10.00) receipt of which is hereby acknowledged, **Safe Future Land Holdings LLC** (hereinafter Seller) does hereby grant unto **VICTORIA TOMMER** (hereinafter Buyer/Investor), its (their, his) nominees, assigns, heirs or representatives, the exclusive right and option to purchase upon the terms and conditions set out below, the following described real estate together with all improvements, shrubbery, plantings, fixtures and appurtenances, situated in Shelby County, Alabama, to-wit:

Lots 85 and 86 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.

This option is on lots alone. No improvements shall be made to said lots referenced above. Any improvements referenced in said Option agreement shall be done on existing lots owned by the Seller and their discretion. This option is being executed for the purposes of additional Lot Purchase Contract dated December 2016 signed by Buyer and Safe Future Investments LLC – the Seller's Affiliate (the "Contract"), regarding a lot and the construction of a house (the "House"), and the re-purchase of the asset within 24 months.

The terms of the Option is as follows:

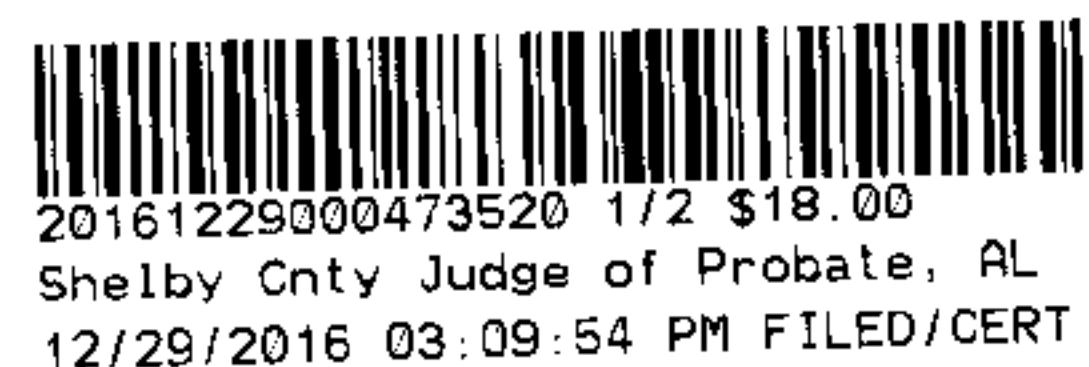
- 1) Initial Investment by Buyer/Investor as setforth in the Contract.
- 2) The Seller's affiliate agreed to convey to the Buyer/Investor a lot with a house.
- 3) Should said transfer of the Lot and the construction of the House not occur within the avobe mentioned period, then the Option shall be exercised for the lots setforth above.

This Option shall be exercisable by delivery of a deed to Seller on or before the Expiration Date. Upon delivery of said executed deed, Seller shall forthwith execute the same within five (5) days. Time, as used in this paragraph is of the essence.

In the event Buyer/Investor exercises this Option, the option money (10\$) shall be applied to and shall reduce the purchase price and cover all related transfer costs.

**To clarify, the Buyer/Investor will not have to add any additional money, and the lots will be transferred to him in the consideration already paid in the Contract.**

Seller shall then convey said property to the Buyer/Investor by statutory warranty deed, free of all encumbrances except as hereinabove set out and Seller and



Buyer/Investor agree that any encumbrances not herein excepted or assumed may be cleared at time of closing.

Seller agrees to furnish Buyer/Investor with a standard form title insurance policy issued by a company qualified to insure titles in Alabama, in the amount of the purchase price, insuring Buyer/Investor against loss on account of any defect or encumbrance in the title, unless herein excepted; otherwise, any earnest money paid under the sales contract shall be forfeited. If both Owner's and Mortgagees' title policies are obtained at the time of closing, the total expense of procuring the two policies will be divided equally between the Seller and Buyer/Investor.

Said property shall be sold and conveyed subject to any mineral and mining rights not owned by the Seller and subject to then present zoning and not being in a flood plain.


Seller warrants that he has not received any notification from any governmental agency of any pending public improvements, or requiring any repairs, replacements, alterations to said premises that have not been satisfactorily made, which warranty shall survive the delivery of the warranty deed.

This option shall be binding upon Seller, his heirs, successors and assigns, and shall inure to the benefit of Buyer/Investor, its successors and assigns.


Executed by the Buyer on this day of December 6th 2016, Hayasmin 1 st, Ramat Efal,. Israel.

Executed by the Seller on this day of December 29, 2016, at 2084 Valleydale Road, Birmingham, AL 35244

**Seller: Safe Future Land Holdings, LLC**

  
Michael McMullen, Manager

Witness

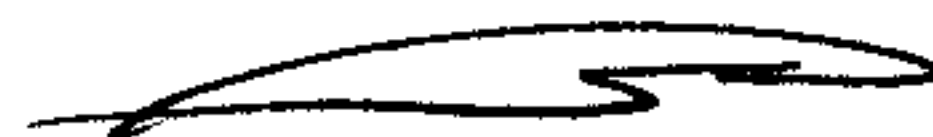
  
Charles McMullen

**Buyer/Investor: VICTORIA TOMMER**

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Witness

ISRAEL BAR-ZEEV





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Shelby Cnty Judge of Probate, AL  
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