

Send tax notice to:
Thomas Norden and Nathan Norden
678 Talon Trce
Birmingham, AL 35242
HOV1800551

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

State of Alabama
County of Shelby

20181116000405970
11/16/2018 12:04:47 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Vered Hedaya, a married woman**, whose mailing address is 2 Natan Hanavi Street, Jerusalem, IS 9511102 (hereinafter referred to as "Grantors"), by **Thomas Norden and Nathan Norden** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, 445 Polo Trace, Chelsea, AL 35043, to-wit:

Lot 350, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$75,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Vered Hedaya has hereunto set her signature and seal on November 14, 2018.

*Vered Hedaya by her attorney in
fact, Charleen Mullen*

Vered Hedaya
by her attorney in fact,
Charleen Mullen

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

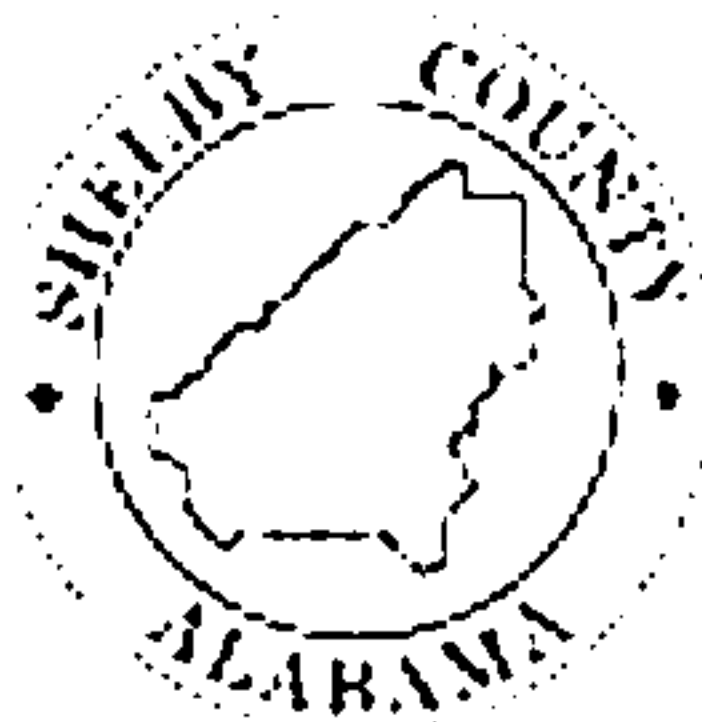
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charleen Mullen, whose name as Attorney in Fact for Vered Hedaya, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 2018.



Nicholas Dean Leslie

Notary Public
Print Name: Nicholas Dean Leslie
My Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2018 12:04:47 PM
\$168.00 CHARITY
20181116000405970

Allie S. Bayl