

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:

Lior Ariel, LLC
2084 Valleydale Road
Birmingham AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

20191115000424810

11/15/2019 12:17:48 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND and NO/100 (120,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Miriam Ben Ishai and spouse, Hagai Ben Ishai** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lior Ariel, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 20, according to the Final Plat of Town Side Square, Sector One, as recorded in Map Book 38, page 120, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as 177 The Heights Drive, Calera, AL 35040.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8th day of November, 2019.

Donna Allen
as attorney-in-fact
for Miriam Ben Ishai

Miriam Ben Ishai

By: Donna Allen

As Attorney-in-Fact

Donna Allen
as attorney-in-fact
for Hagai Ben Ishai

Hagai Ben Ishai

By: Donna Allen

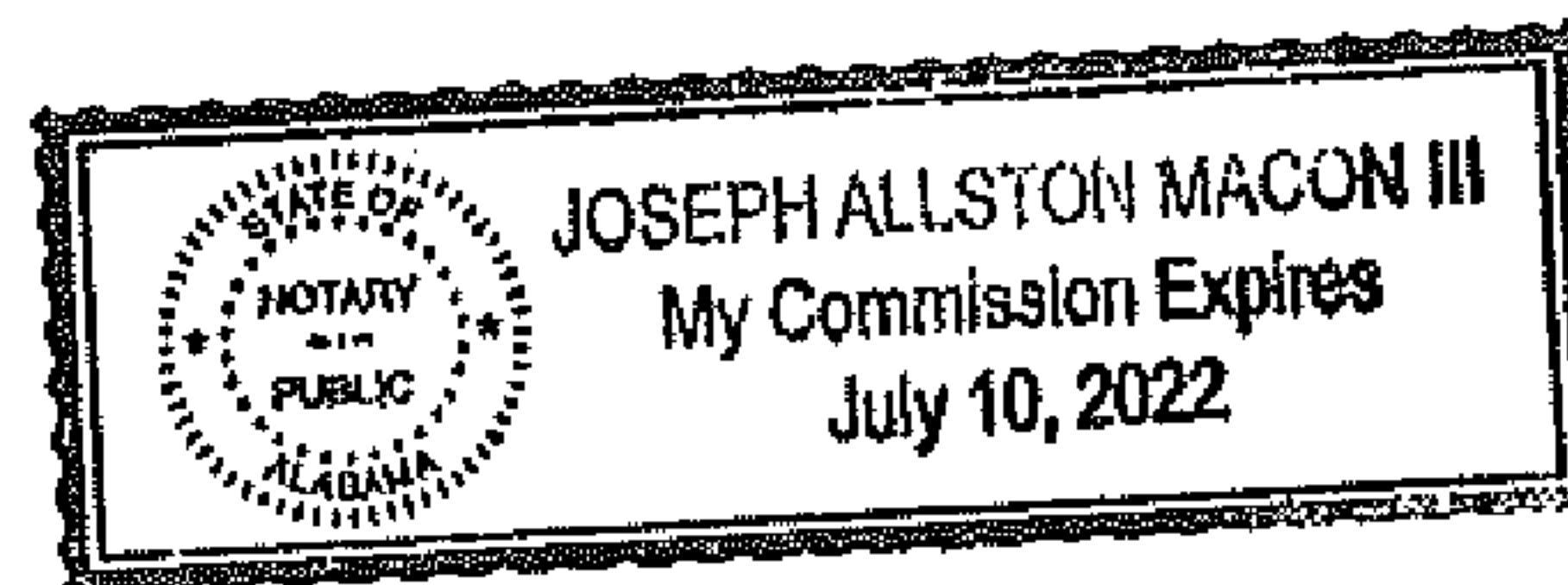
As Attorney-in-Fact

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Miriam Ben Ishai** whose name is signed by **Donna Allen** as Agent/Attorney-in-Fact for **Miriam Ben Ishai** pursuant to a Specific Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Miriam Ben Ishai** pursuant to a Specific Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of November, 2019.

[Signature]
J. Allston Macon, III
NOTARY PUBLIC
My Commission Expires: 07/10/2022

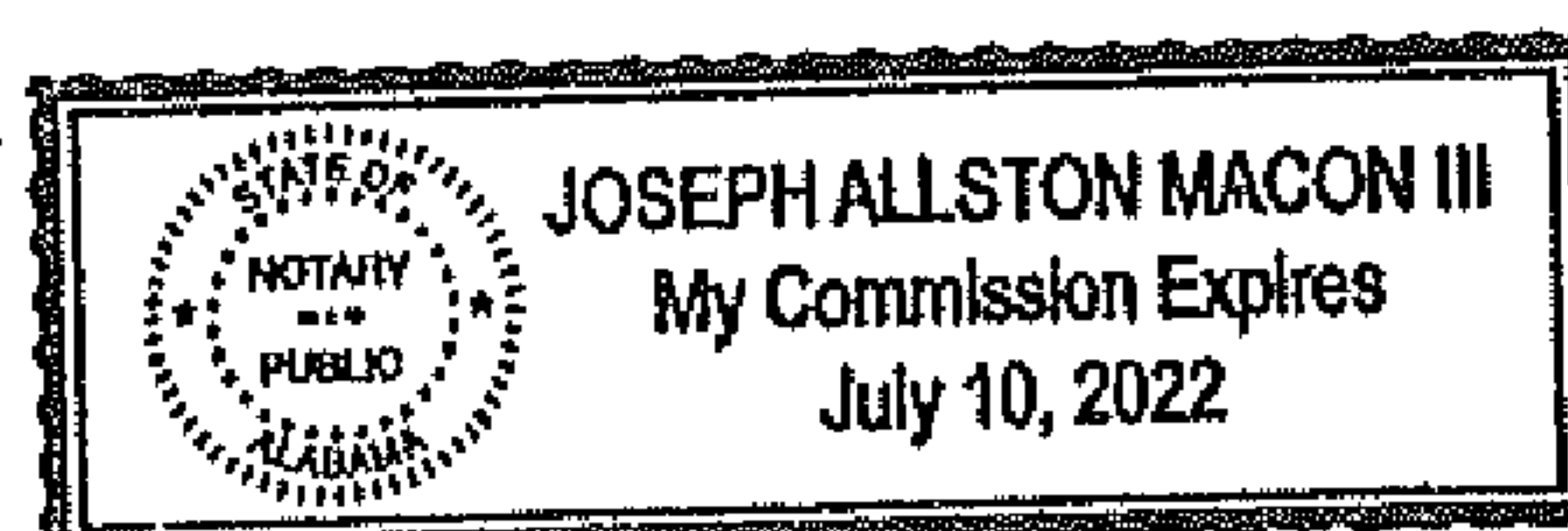


STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Hagai Ben Ishai** whose name is signed by **Donna Allen** as Agent/Attorney-in-Fact for **Hagai Ben Ishai** pursuant to a Specific Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Hagai Ben Ishai** pursuant to a Specific Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of November, 2019.

[Signature]
J. Allston Macon, III
NOTARY PUBLIC
My Commission Expires: 07/10/2022



Real Estate Sales Validation Form

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

Grantor's Name Miriam Ben Ishai and Hagai Ben Ishai
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Lior Ariel, LLC
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Property Address 177 The Heights Drive
Ciera, AL 35040

Date of Sale 11/11/2019
Total Purchase Price \$ 120000.00

or
Actual Value \$

or
Assessor's Market Value \$

20191115000424810 11/15/2019 12:17:48 PM DEEDS 3/3

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 11/14/19

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2019 12:17:48 PM
\$148.00 CHERRY
20191115000424810

Allen S. Boyd