

"A"

20200102000001770
01/02/2020 11:46:05 AM
DEEDS 1/4

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STATE OF ALABAMA)

COUNTY OF SHELBY)

Mortgage Consideration is \$103,920.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$129,900.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **SHMUEL COHEN**, whose marital status is Single, whose mailing address is 117W 58TH STREET, APT 5B, NEW YORK, NY 10019 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CAAN, LLC** whose mailing address is 4300 WATERFORD DRIVE, PLANO, TX 75024 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

Lot 85, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the current tax year and any subsequent years.**
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.**
- 3. Mineral and mining rights, if any.**

Property Address: 155 CHASE CREEK CIRCLE, PELHAM, AL 35124

Prior instrument reference: **Document No. 20130816000334450** 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.



"A"

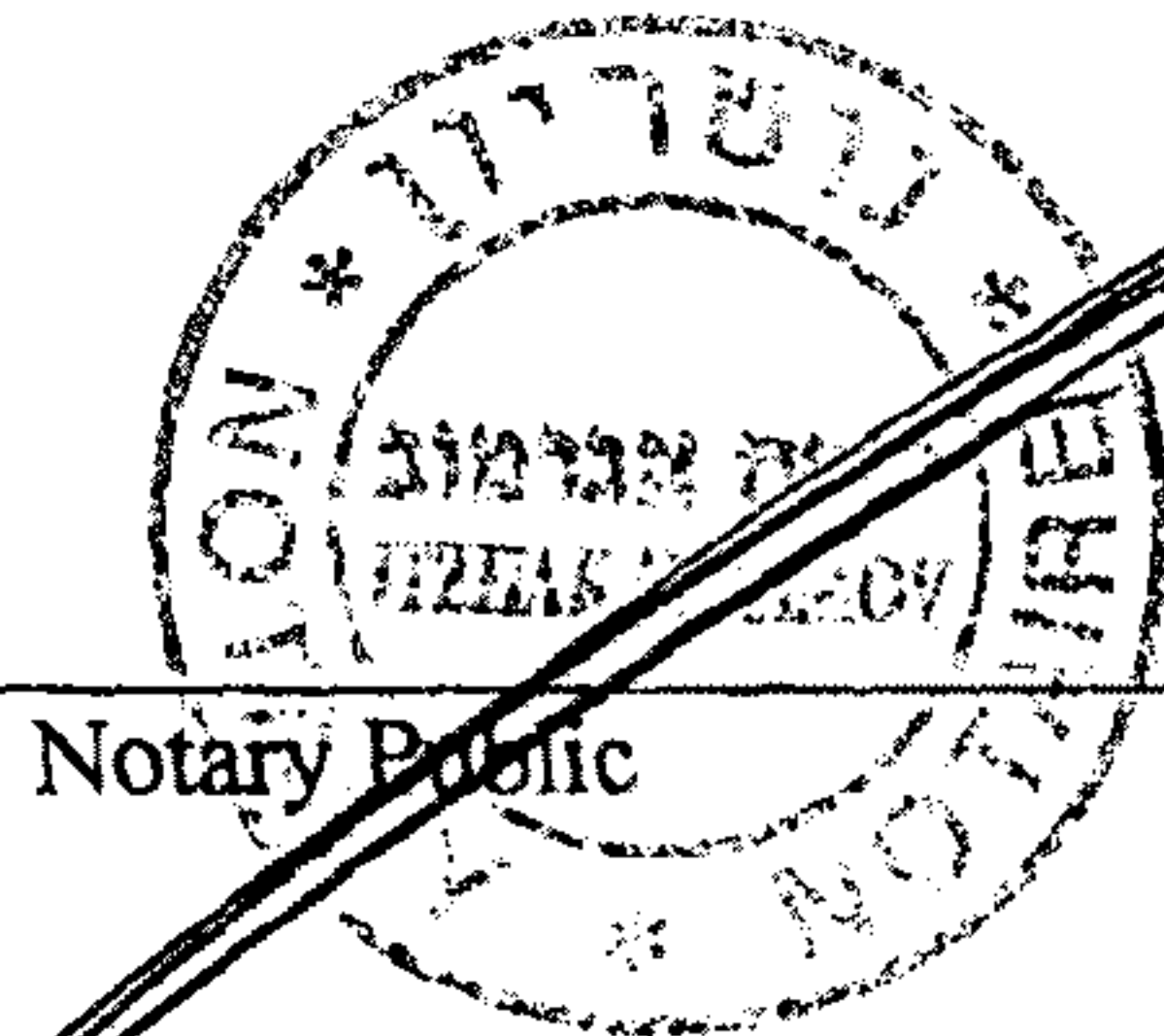
WITNESS the hands and seal of said Grantor(s) this _____ day of _____, 20____.

SHMUEL COHEN *[Signature]*

STATE OF
COUNTY OF

} SS.

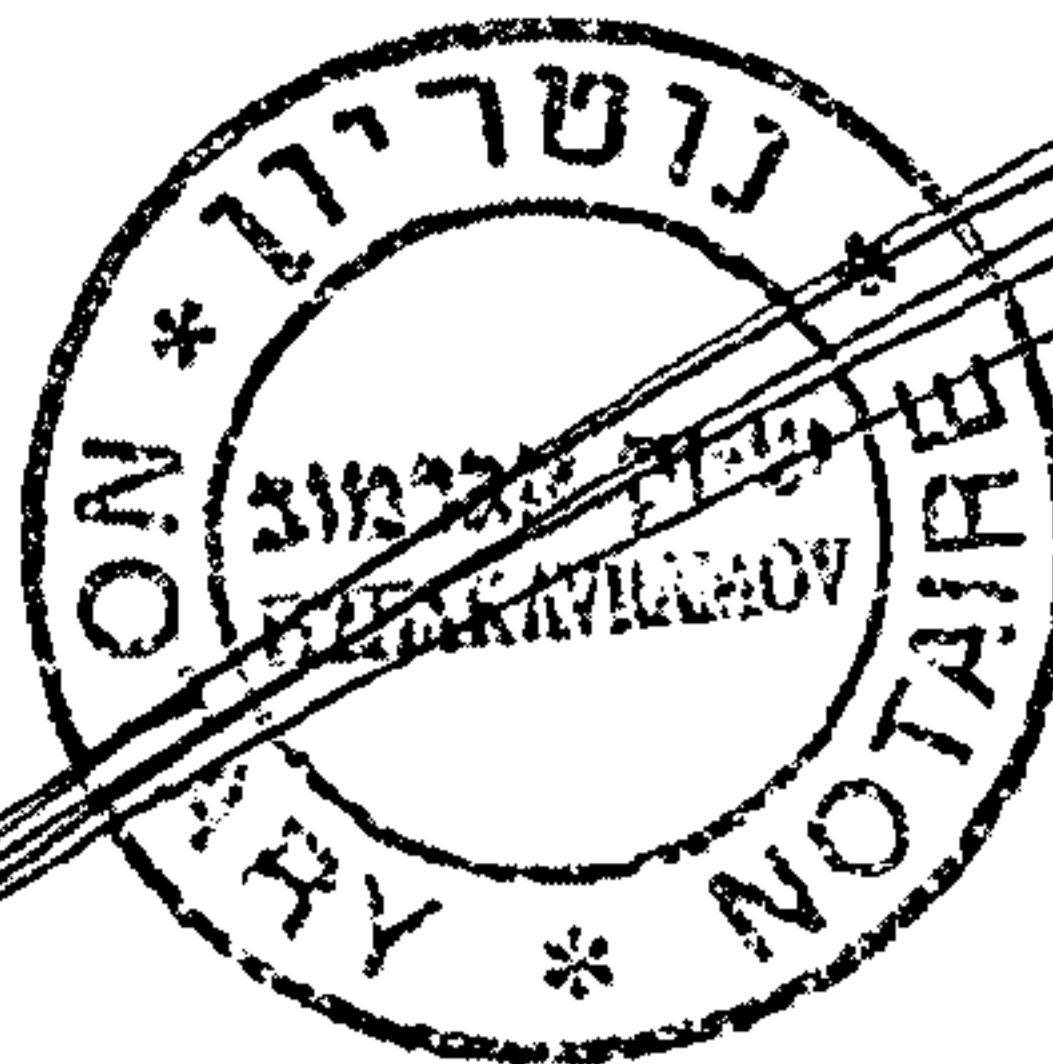
I, _____, a Notary Public, hereby certify that **SHMUEL COHEN**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this _____ day of _____, 20____.



When Recorded Mail to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY
VIRGINIA BEACH, VA 23452

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:
CAAN, LLC
4300 WATERFORD DRIVE
PLANO, TX 75024



מספר סידורי 74/2019.

טופס מס' 1

אימות חתימה

אני החתום מטה יצחק אברמוב, נוטריון בעל רישיון מספר 02063424 מאשר כי ביום 09.12.2019
ניצב לפני במשרדי שבמען, הוד השרון, / בכתובת הבנים 14 א' מר שמואל כהן, נושא דרכון
ישראלי, מספר 21885490,

☐ המוכר/ת לי באופן אישי

☒ שזהותו/ה הוכחה לי על פי דרכון ישראלי, מספר 21885490, שהונפק/ה ביום 10.11.2014

בתל אביב-יפו.

ושוכנעתי כי הניצב/ת בפני הבק/ה הבנה מלאה את משמעות הפעולה וחתם /ה מרצונו /ה החופשי על
המסמך המצורף והמסומן באות / מספר א'.

לראיה אני מאמת את חתימתו/ה של מר שמואל כהן, בחתימת ידי ובחותמי, היום 09.12.2019

שדה נוטריון 166 שקלים חדשים.

חותם הנוטריון

Serial No 74/2019

Form No. 1

AUTHENTICATION OF SIGNATURE

I, the undersigned, **ITZHAK AVRAMOV** adv & Notary holding license no **02063424**, hereby certify that on **09.12.2019** appeared before me at my offices located at **HOD HASHARON./** at the address **14A HABANIM, Mr SHMUEL COHEN , ISRAELI PASSPORT NO 21885490,**

☐ who is known to me personally

☒ whose identity has been proven to me by **ISRAELI PASSPORT** card (name of the country
Number **21885490** issued on **10.11. 2014** AT **TEL-AVIV-YAFO.**

And I am convinced that the person standing before me understood fully the significance of the action
and voluntarily signed the attached document marked with the letter/ number **A.**

In witness whereof, I hereby authenticate the signature of Mr **SHMUEL COHEN** by my own
signature and seal this day **09.12.2019**

Notary fee 166 NIS

Notary's seal

מספר סידורי 75/2019.

טופס מס' 1

אימות חתימה

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ישראלי, מספר 21885490,

☐ המוכר/ת לי באופן אישי

☒ שזהותו/ה הוכחה לי על פי דרכון ישראלי, מספר 21885490, שהונפק/ה ביום 10.11.2014

בתל אביב-יפו.

ושוכנעתי כי הניצב/ת בפני הביק/ה הבנה מלאה את משמעות הפעולה וחתם /ה מרצונו /ה החופשי על
המסמך המצורף והמסומן באות / מספר א'.

לראיה אני מאמת את חתימתו/ה של מר שמואל כהן, בחתימת ידי ובחותמי, היום 09.12.2019
שכר נוטריון 166 שקלים חדשים.

חותם הנוטריון

Serial No 75/2019

Form No. 1

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signature and seal this day **09.12.2019**

166 NIS



Notary's seal

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 11:46:05 AM
\$57.00 CHARITY
20200102000001770

Allen S. Bayl

