

X
A

STATE OF ALABAMA

Power of Attorney

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That I, Yozef Nisenboim, of the City of Petah Tikva, State of Israel, have and by these presents do hereby nominate, constitute and appoint HOWARD MASON as my true and lawful attorney in fact for me and in me name and stead, and to execute any and all documents, including all loan documents, note and mortgage, which may be required in the purchase of the following described real property lying and being in the County of ~~JEFFERSON~~, State of Alabama, to-wit:
SHELBY

Legal Description: Lot 95, 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.

Address of property: 660 The Heights Lane, Calera, AL 35040

Lender: SOUTHPOINT BANK; Loan Amount: \$ 101,940.00; Loan Type: CONVENTIONAL; Interest Rate: 5.95%; Term of Loan 360 months

GIVING AND GRANTING unto my said attorney full power and authority to enter into said real estate transaction, to mortgage the above described property, and execute said documents.

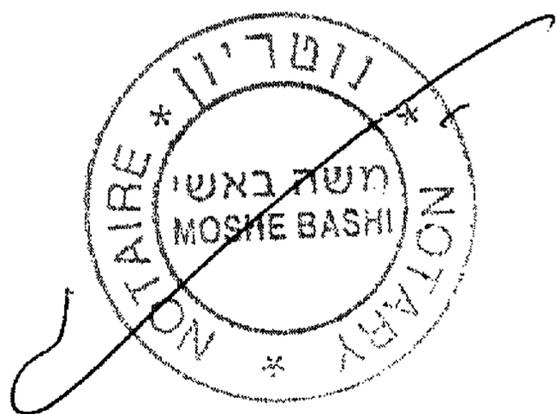
THIS POWER OF ATTORNEY shall not be affected by my disability, incompetency, or incapacity. It is intended that this power of attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity as so provided by 26-1-2, CODE OF ALABAMA, 1975.

AND I hereby declare that the execution of loan documents done hereunder by my said attorney shall be binding on myself and my heirs, legal and personal representatives and assigns.

THIS POWER OF ATTORNEY is specifically limited to the acts specified herein and shall terminate immediately upon the satisfactory closing of the above identified property.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and affixed my seal(s), this the 4 day of august, 2019.

_____ Yozef Nisenboim



THIS INSTRUMENT PREPARED BY:

SANDY F. JOHNSON, SOUTH OAK TITLE PELHAM, LLC
3156 Pelham Parkway, Suite 2, Pelham, AL 35124

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL

1. מדינת ישראל

This public document

מסמך ציבורי זה

2. Has been signed by

2. נחתם בידי

Advocate _____

MOSHE BASHI

עו"ד

3. Acting in capacity of Notary

משה באשי

3. המכהן בתור נוטריון.

4. Bears the seal/stamp of

4. נושא את החותם/החותמת

the above Notary

של הנוטריון הנ"ל

Certified

אושר

5. At the Magistrates Court of Petah Tikva

5. בבית משפט השלום בפתח תקווה

6. Date _____

7 - 08 - 2019

6. ביום _____

7. By an official appointed by

7. על ידי מי שמונה בידי שר

Minister of Justice under the

המשפטים לפי חוק הנוטריונים,

Notaries Law, 1976.

התשל"ו - 1976

8. Serial number 113836

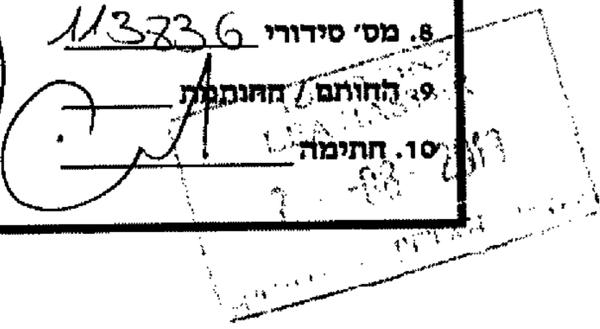
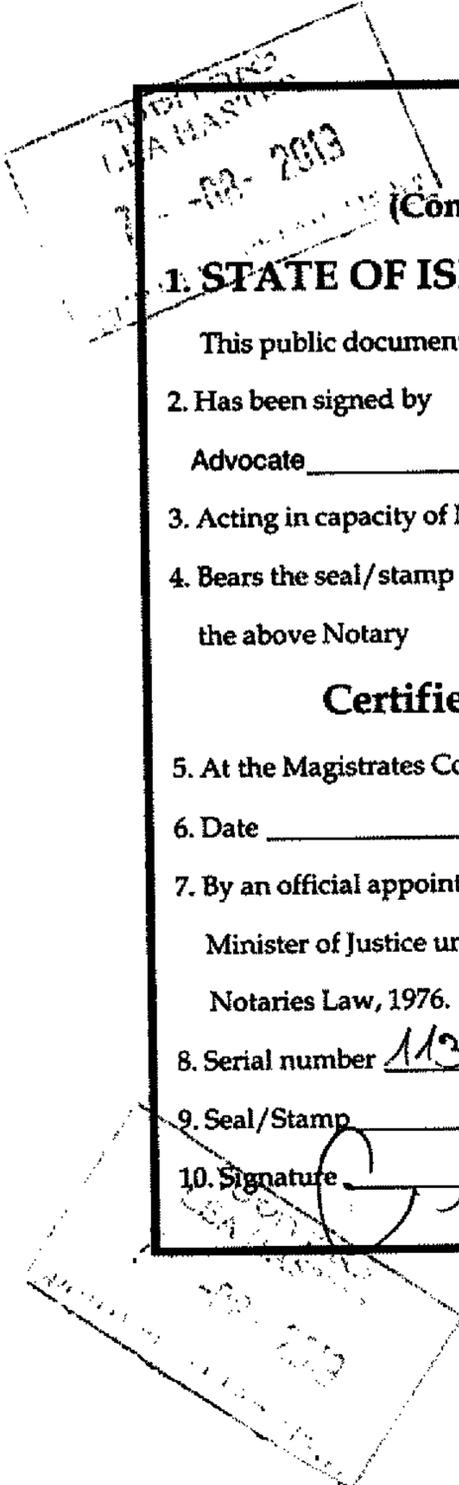
8. מס' סידורי 113836

9. Seal/Stamp _____

9. החותם / החותמת

10. Signature _____

10. חתימה



Serial: 2242/2019

מספר סידורי: 2242/2019

Authentication of Signature

אימות חתימה

I, the undersigned, **Moshe Bashi, Notary** holding license no. 214590, hereby certify that:

אני הח"מ, **משה באשי**, נוטריון בעל רשיון מס. 214590, מאשר כי:

On 04/08/2019 there appeared before me at my office, located at Petach Tikva, 22 Aharon Katzenelson St, **Mr. YOSEF NISENBOIM**, whose identity has been proven to me by biometric Passport No. **33572836**, issued on 21/05/2019 .

ביום 04/08/2019 ניצב לפני במשרדי שבמען אהרון כצנלסון 22, פתח תקווה, **מר יוסף ניסנבוים**, שזהותו הוכחה לי על פי דרכון ביומטרי מספר **33572836**, שהונפק ביום 21/05/2019 .

And I was convinced that the person standing before me fully understood the significance of the action and voluntarily signed the attached document, marked "A".

ושוכנעתי כי הניצב לפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות "א".

In witness whereof I hereby authenticate the signature of **Mr. YOSEF NISENBOIM** by my own signature and seal, this day, 04/08/2019.

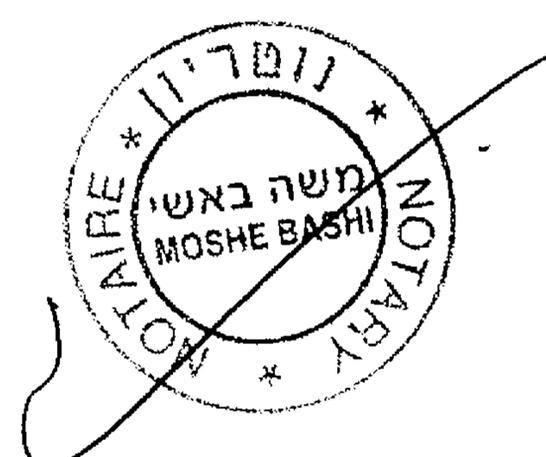
לראיה הנני מאמת את חתימתו של **מר יוסף ניסנבוים** בחתימת ידי ובחותמי, היום 04/08/2019.

שכר נוטריון: 167 ש"ח (לפני מע"מ)
שכר נוטריון: 195 ש"ח (כולל מע"מ)

Notary fee: 167 NIS (VAT not included)
Notary fee: 195 NIS (VAT included)

חתימה וחותם הנוטריון

Notary's Seal and Signature



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2020 02:04:25 PM
\$28.00 CHERRY
20200421000155720

Allen S. Byrd