

This instrument was prepared by:

Send Tax Notices to:

MARK E. GUALANO, ATTORNEY
701 Chestnut St.
Vestavia Hills, AL 35216

BENJAMIN GOLDMAN
2308 Fox Glen Circle
Vestavia, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)

20201104000499790

JEFFERSON COUNTY)

11/04/2020 01:13:36 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$345,000.00) and other good and valuable consideration, to the undersigned grantor(s) (whether one or more); in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **MAKSIM BELSKI AND WIFE, LORIE BELSKI**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **BENJAMIN GOLDMAN**, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in **JEFFERSON County, Alabama to-wit:**

Lot 113, according to the Survey of Final Plat for Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

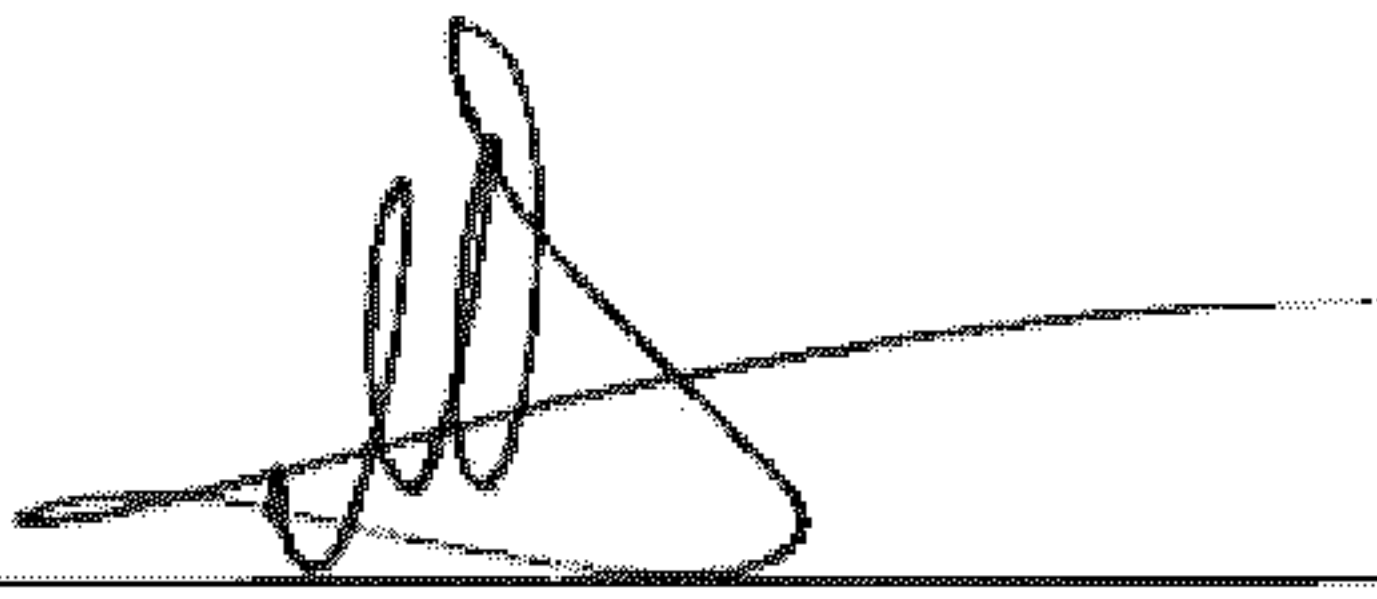
\$258,750 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this

30th day of October, 20 20.


_____(SEAL)
MAKSIM BELSKI


_____(SEAL)
LORIE BELSKI

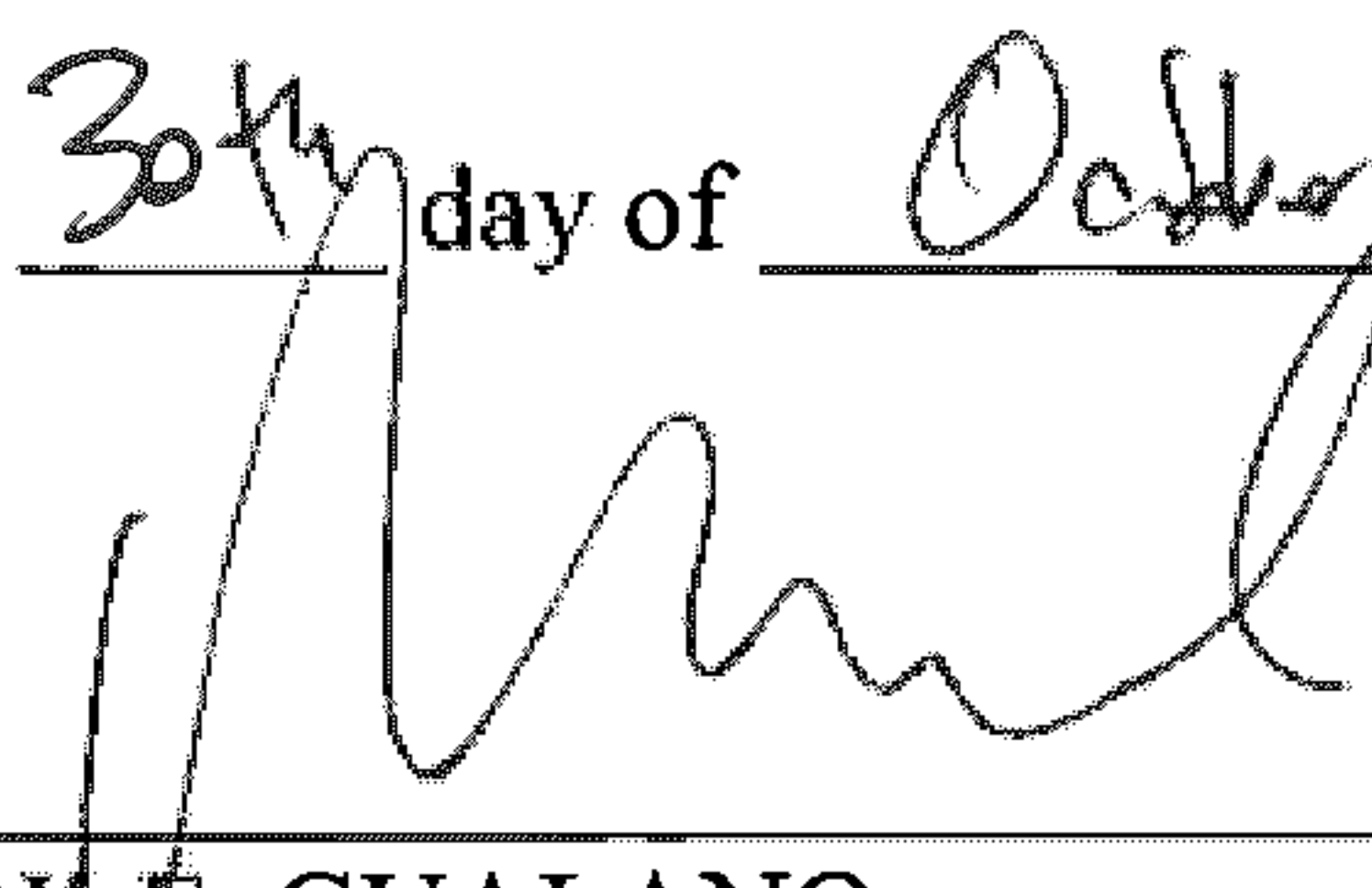
STATE OF ALABAMA)

20201104000499790 11/04/2020 01:13:36 PM DEEDS 2/3

JEFFERSON COUNTY)

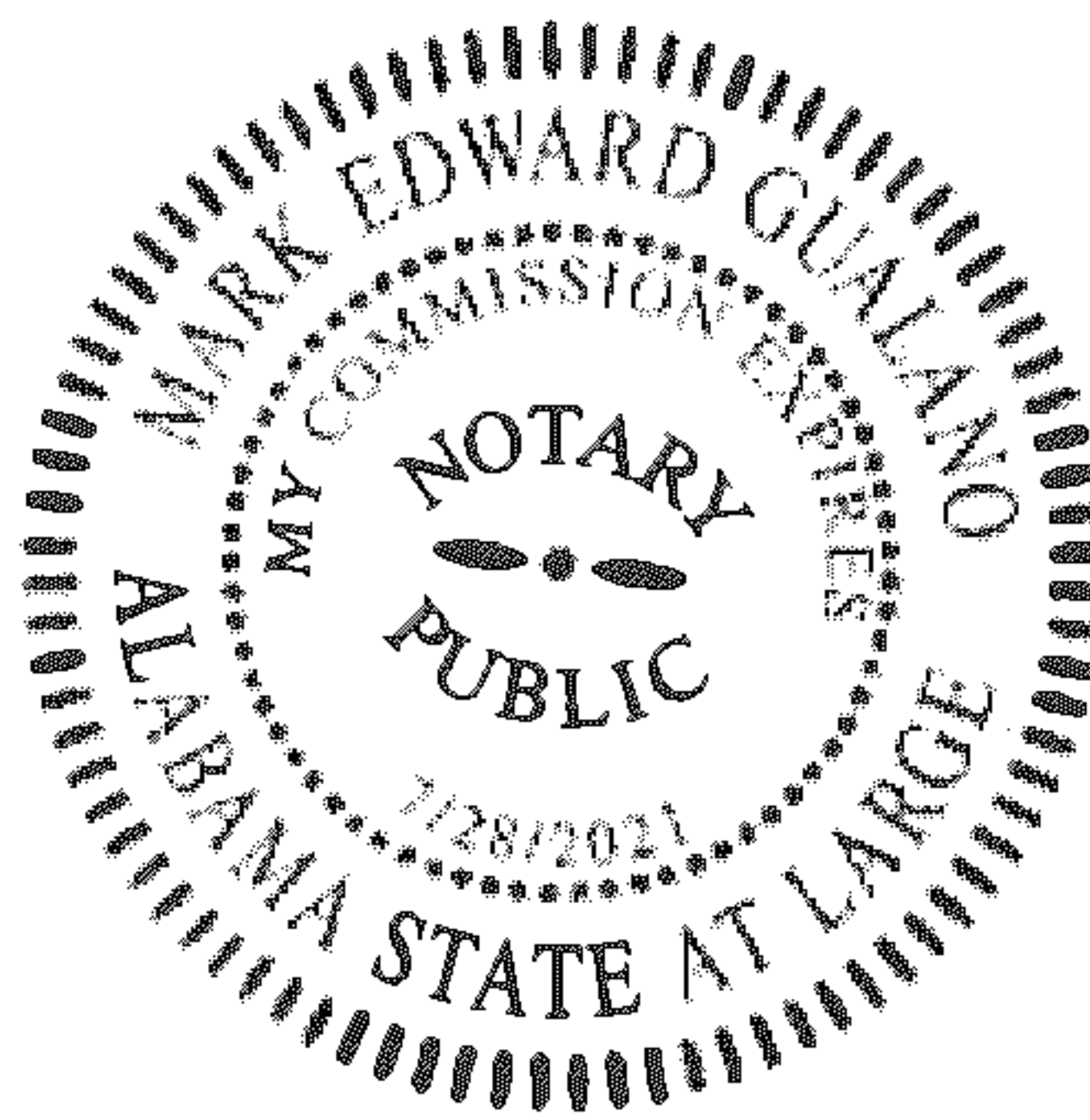
I, the undersigned, a Notary Public n and for said County, in said State, hereby certify that **MAKSIM BELSKI AND WIFE, LORIE BELSKI**, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2020.



MARK E. GUALANO
Notary Public

My commission expires: 7/28/2021



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Maksim Belski	Grantee's Name	Benjamin Goldman
	Lorie Belski		<u>2308 Fox Glen Circle</u>
Mailing Address	<u>4483 Cahaba River Blvd</u>	Mailing Address	<u>Vestavia, AL 35216</u>
	<u>AL Hoover, AL 35216</u>		<u>AL</u>
Property Address	<u>4483 Cahaba River Blvd.</u>	Date of Sale	<u>10/30/20</u>
	<u>Hoover, AL 35216</u>	Total Purchase Price	<u>\$345,000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of the assessor's current market value.

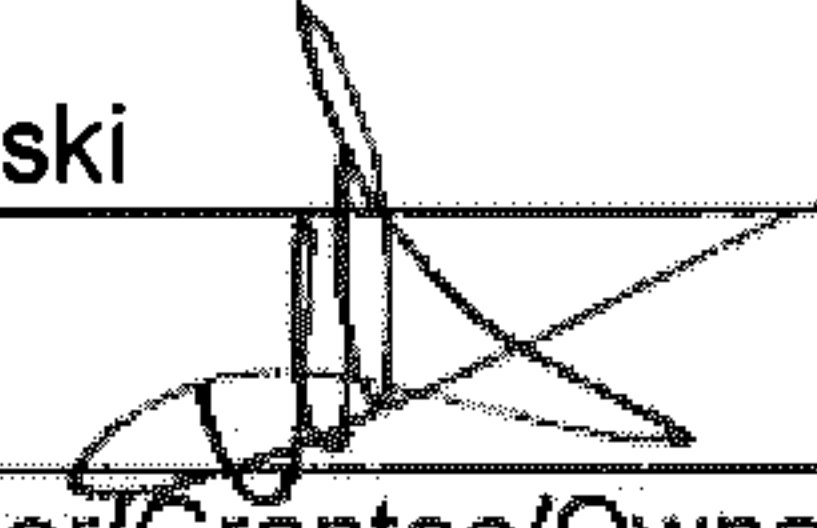
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 October 30, 2020

Print Maksim Belski

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 01:13:36 PM
\$114.50 CHARITY
20201104000499790

Allen S. Bayl

Form RT-1