

20210602000268140
06/02/2021 08:41:41 AM
DEEDS 1/5

**Recording Requested &
Prepared by:**
Kyler, Kohler, Ostermiller &
Sorensen, LLP
Anna Johnson, Legal Assistant

When Recorded Mail to:
Kyler Kohler, Ostermiller &
Sorensen, LLP
15 S 1st E, Ste. 200
Rexburg, ID 83440

Mail Tax Notices to:
Directed Trust Company FBO
Sergey Lubarsky IRA
3033 Central Ave Ste. 400
Phoenix, AZ 85012

WARRANTY DEED

Sergey Lubarsky and Natalie Mand, as trustees of the Global Software Applications Defined Benefit Pension Plan, GRANTOR, for valuable consideration paid in the sum of \$1.00 (One Dollar and no/100), does hereby, GRANT, BARGAIN, SELL AND CONVEY, with WARRANTY COVENANTS, to Directed Trust Company FBO Sergey Lubarsky IRA, Grantee, all that tract or parcel of land situated in Shelby County, Alabama, described as follows:

Lot 118, according to the Survey of Emerald Ridge, Sector II, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

Property Address: 1122 Emerald Ridge Drive, Calera, AL 35040
Parcel ID: 28-4-17-4-008-033

EXCEPTIONS: Mineral and mining rights excepted.

SUBJECT TO: Current taxes not yet due and payable, easements, conditions, covenants, and restrictions of record.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

And we do for ourselves and for our successors, administrators and or assigns covenant with the said Grantee, his heirs and/or assign forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as a foresaid; that we will and for our successor, administrators and or assigns shall warrant and defend the same to the said Grantee, his heirs and/or assigns forever, against the lawful claims of all persons.

[Grantor & Notary Acknowledgement on Following Pages]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Sergey Lubarsky
Sergey Lubarsky, Trustee, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada)
County of Washoe)

On May 28, 2021 before me, Deanna L. Callahan
(here insert name and title of the officer)

personally appeared **Sergey Lubarsky, Trustee,**

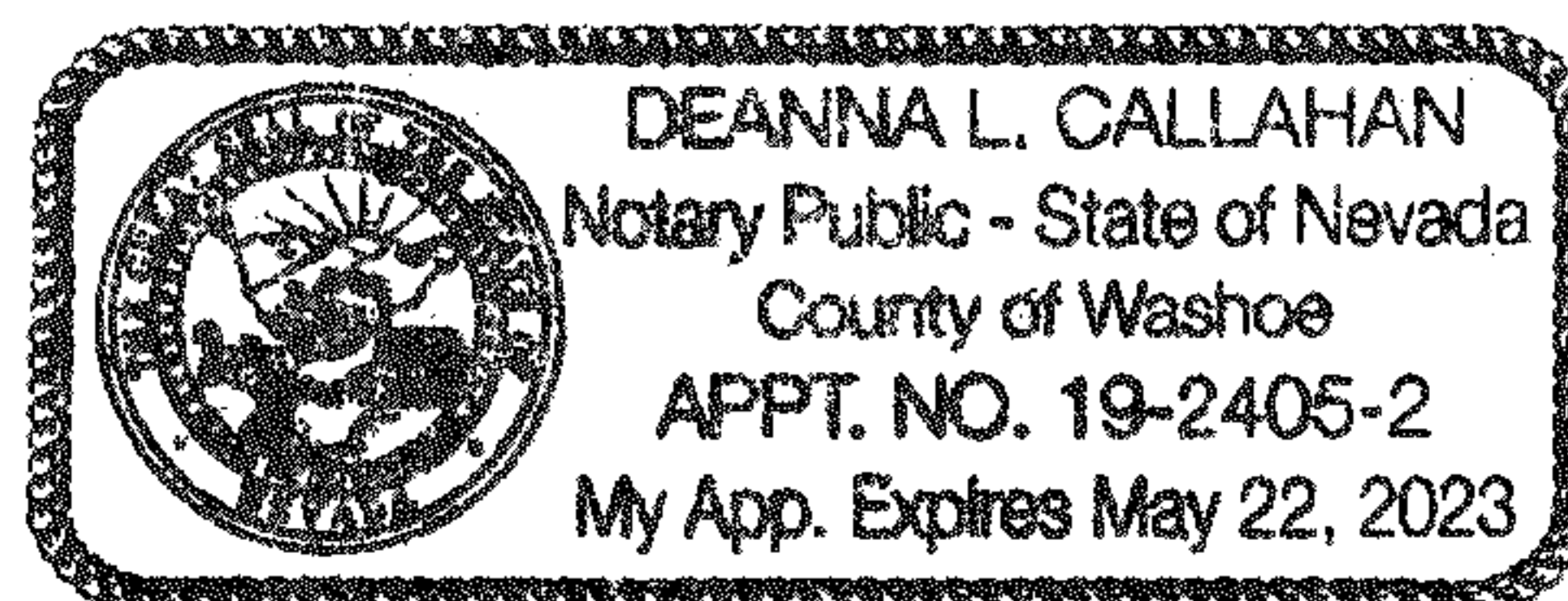
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ^{Nevada} ~~California~~ that the foregoing paragraph is true and correct.

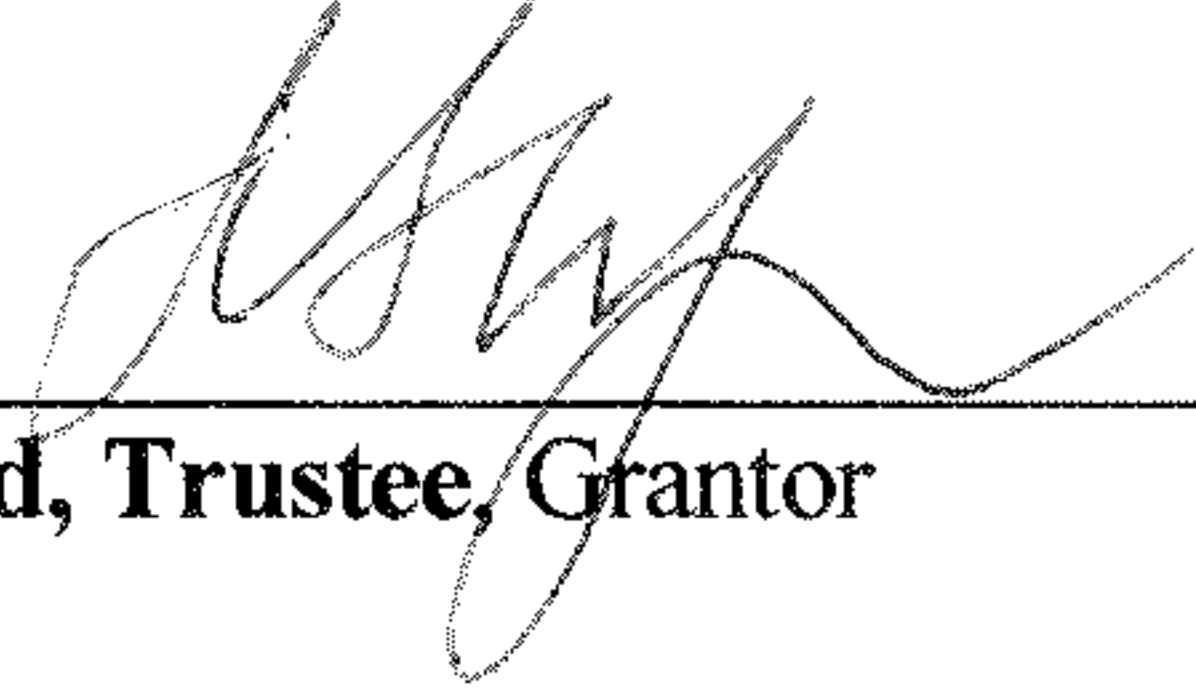
WITNESS my hand and official seal.

Deanna L. Callahan
Notary Public Signature

Notary Public Seal



20210602000268140 06/02/2021 08:41:41 AM DEEDS 3/5
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



Natalie Mand, Trustee, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____ before me, _____
(here insert name and title of the officer)

personally appeared **Natalie Mand, Trustee,**
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Notary Public Signature

Notary Public Seal

Please See Attached
Acknowledgement
From Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

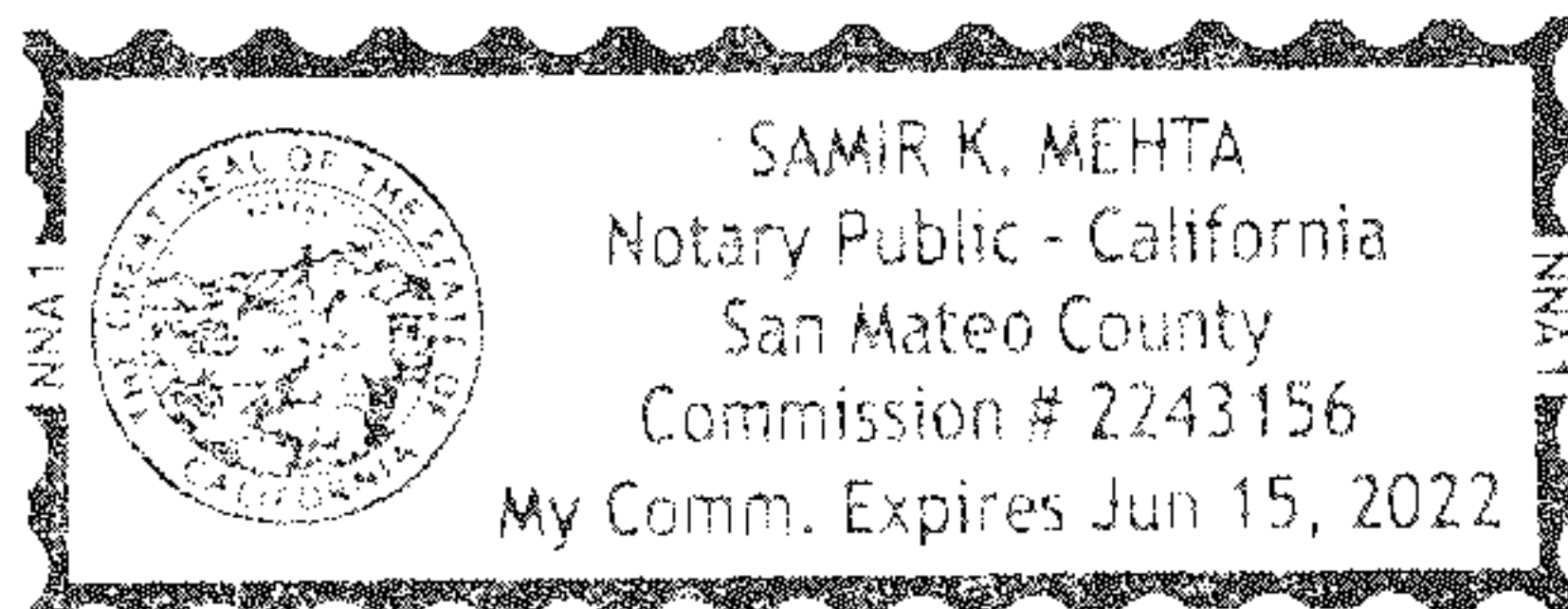
State of California)

County of San Mateo)On May 27th, 2021 before me, Samir K Mehta, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared NATALIE MAND-
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Samir K. Mehta
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 05/27/2021
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☒ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Real Estate Sales Validation Form

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

Grantor's Name Sergey Lubarsky & Natalie Mand, as trustees of the Global Software Application
 Mailing Address 1122 Emerald Ridge Drive
Calera, AL 35040

Grantee's Name Directed Trust Company FBO Sergey Lubarsky IRA
 Mailing Address 3033 North Central Ave Ste 400
Phoenix, AZ 85012

Property Address 1122 Emerald Ridge Drive
Calera, AL 35040

Date of Sale 5/28/2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ 125,000
 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
☐ 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 06/01/2021

Print Hayden Gibby

Unattested

Sign Hayden Gibby

(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
 06/02/2021 08:41:41 AM
 \$160.00 JOANN
 20210602000268140

Allen S. Bayl

Form RT-1