

Property Address:
140 Greenwood Cir
Calera, AL 35040

Grantee's Address:
16810 Kenton Drive
Suite 180
Huntersville, NC 28078

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED NINE THOUSAND AND 00/100 (\$209,000.00), and other good and valuable consideration in hand paid to David Minsky and Efrat Minsky as husband and wife, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the AVHS AL I LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 120, according to the Survey of Old Ivy Subdivision Phase 2, as recorded in Map Book 36, Pages 6A and 6B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers or attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

The above described real estate is not the homestead of the grantor(s).

For ad valorem tax purposes only, the address for the above described property is 140 Greenwood Cir, Calera, AL 35040-4617.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 25th of June, 2021.



David Minsky



Efrat Minsky

STATE OF ALABAMA
COUNTY OF JEFFERSON

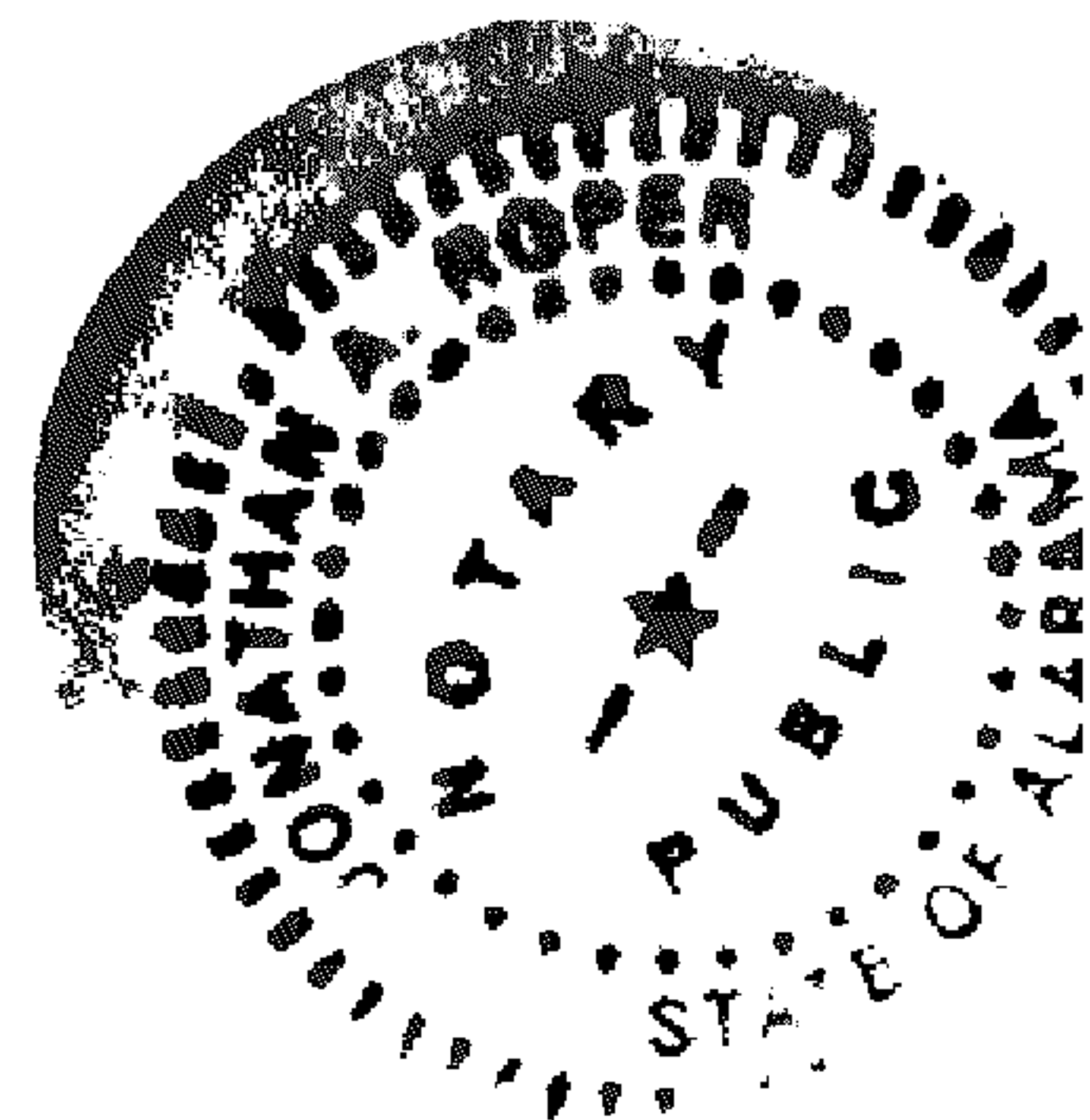
I, the undersigned Notary Public in and for said County and State, hereby certify that David Minsky and Efrat Minsky whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2021.



Notary Public
My Commission Expires: 3-19-25

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
3829 Lorna Rd., Suite 302
Hoover, AL 35244



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

Grantor's Name David Minsky and Efrat Minsky
Mailing Address

Grantee's Name AVHS AL I LLC
Mailing Address 16810 Kenton Drive
Suite 180
Huntersville, NC 28078

Property Address 140 Greenwood Cir
Calera, AL 35040

Date of Sale June 25, 2021
Total Purchase Price \$209,000.00
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
 Sales Contract

Appraisal
 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 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).

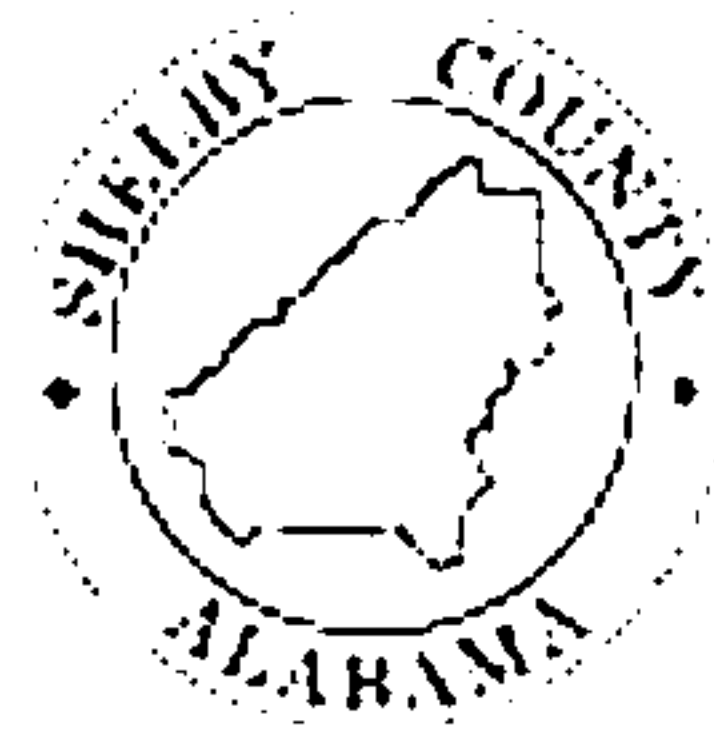
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-25-2021 Print Jonathan Royer

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/ Owner/Agent) Circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 01:42:28 PM
\$237.00 JOANN
20210629000314760

Form RT-1

Alvin S. Bayl