

WARRANTY DEED

20210729000366290 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
07/29/2021 10:29:21 AM FILED/CERT

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00)** and other valuable considerations to undersigned Grantor in hand paid by Grantee herein, the receipt whereof, is hereby acknowledged, I **Itzik Gaby, a single man** (herein referred to as Grantor), hereby Grant, Bargain, Sell and Convey unto **AVHS AL I LLC, a Delaware limited liability company** (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of **Shelby**, and State of Alabama to-wit:

Lot 19, according to the Survey of Final Plat of Town Side Square, Sector 1, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

Pursuant to Code of Alabama (1975) Section 40-22-1 as amended, the preparer of this conveyance represents that:

The Grantor's mailing address is: Haityashovt 51 Apt 30, Rishon Lezion, Israel

The Grantee's mailing address is: 16810 Kenton Dr Ste 180, Huntersville, NC 28078

The address of the within conveyed property is: 173 The Heights Drive, Calera, AL 35040

The date of this conveyance is as appears below.

The total purchase price is \$150,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

Bill of Sale Sales Contract Closing Statement Appraisal Other

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE, its successors and assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that he is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Shelby County, AL 07/29/2021
State of Alabama
Deed Tax: \$150.00



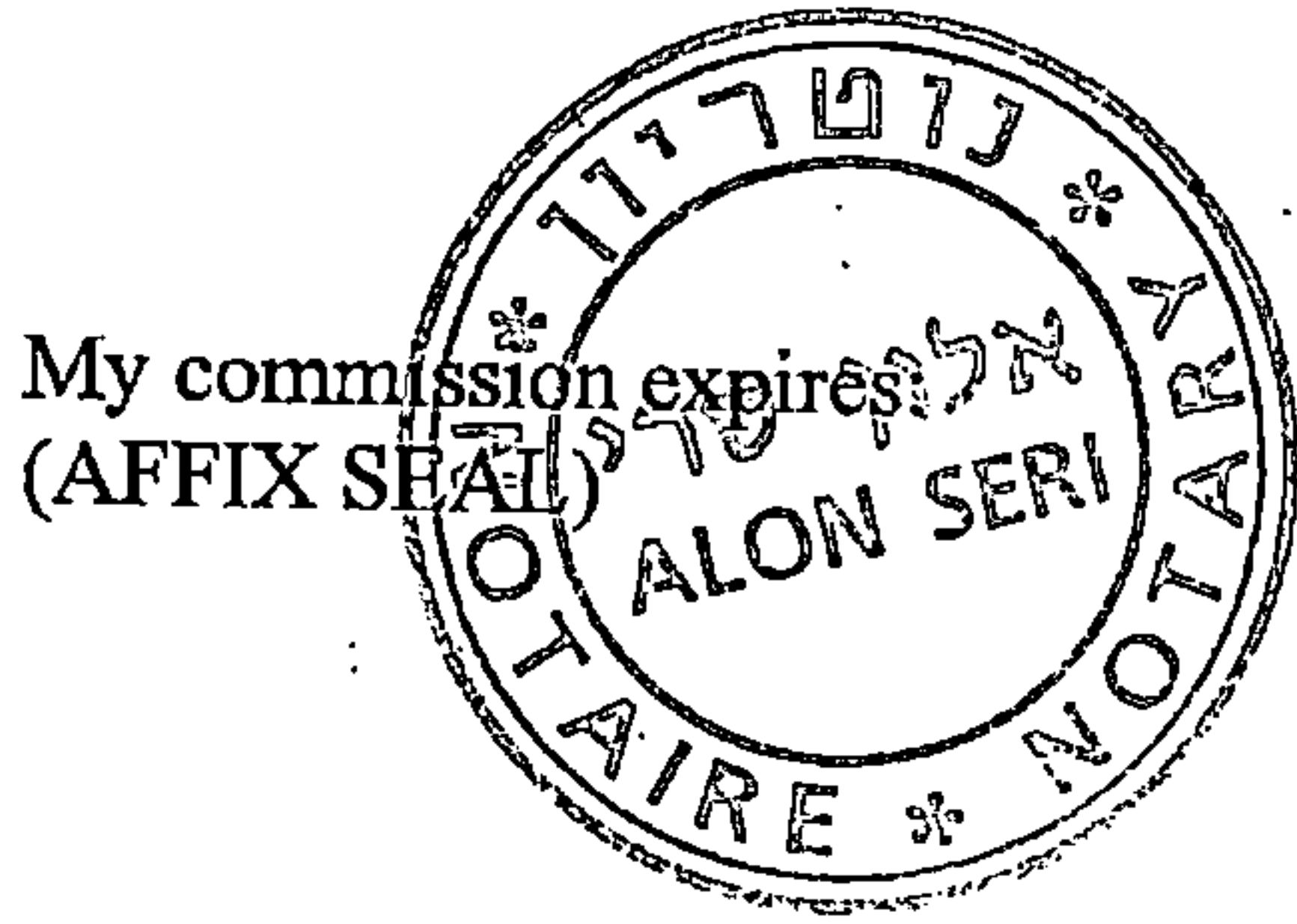
IN WITNESS WHEREOF I have hereunto set my hand and seal this 08 day of July ~~June~~, 2021.

[Signature]
Itzik Gabay

State of _____
County _____

I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that Itzik Gabay whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 08 day of July, 2021.



[Signature]
Notary Public

Prepared by:
Kristi C. Fuller Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No.: 21-579

