

Serial 2879/21
Form No. 1

מספר סידורי 2879/21
טופס מס' 1

AUTHENTICATION OF SIGNATURE

אימות חתימה

I the undersigned Hason Noni Notary holding license number 2022463 hereby certify that on July 18, 2021 appeared before me at my office located at Beer - Sheva, Israel Ms. GOL ILANA, whose identity has been proved to me by Israeli passport Number 21052672 issued on JUNE 10, 2013.

אני הח"מ חסון נוני נוטריון בעל רישיון מס' 2022463 מאשר כי ביום 18.7.2021 ניצב לפני במשרדי בבאר שבע ישראל, גבי גול אילנה שזהותו הוכחה לי על פי דרכון ישראלי מס' 21052672 שהונפק ביום 10.06.2013 ושוכנעתי כי הניצבת לפניי הבינה הבנה מלאה את משמעות הפעולה וחתמה מרצונה החופשי על המסמך שלעיל (המצורף והמסומן באות א' שמעבר לדף).

and I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached document marked with the number A'.

ולראיה הנני מאמת את חתימתה של גבי גול אילנה בחתימת ידי ובחותמי, היום 18.7.2021

In witness whereof I hereby authenticate the signature of Ms. GOL ILANA by my own signature and seal this day JULY 18, 2021.

חתימה

(Signature)

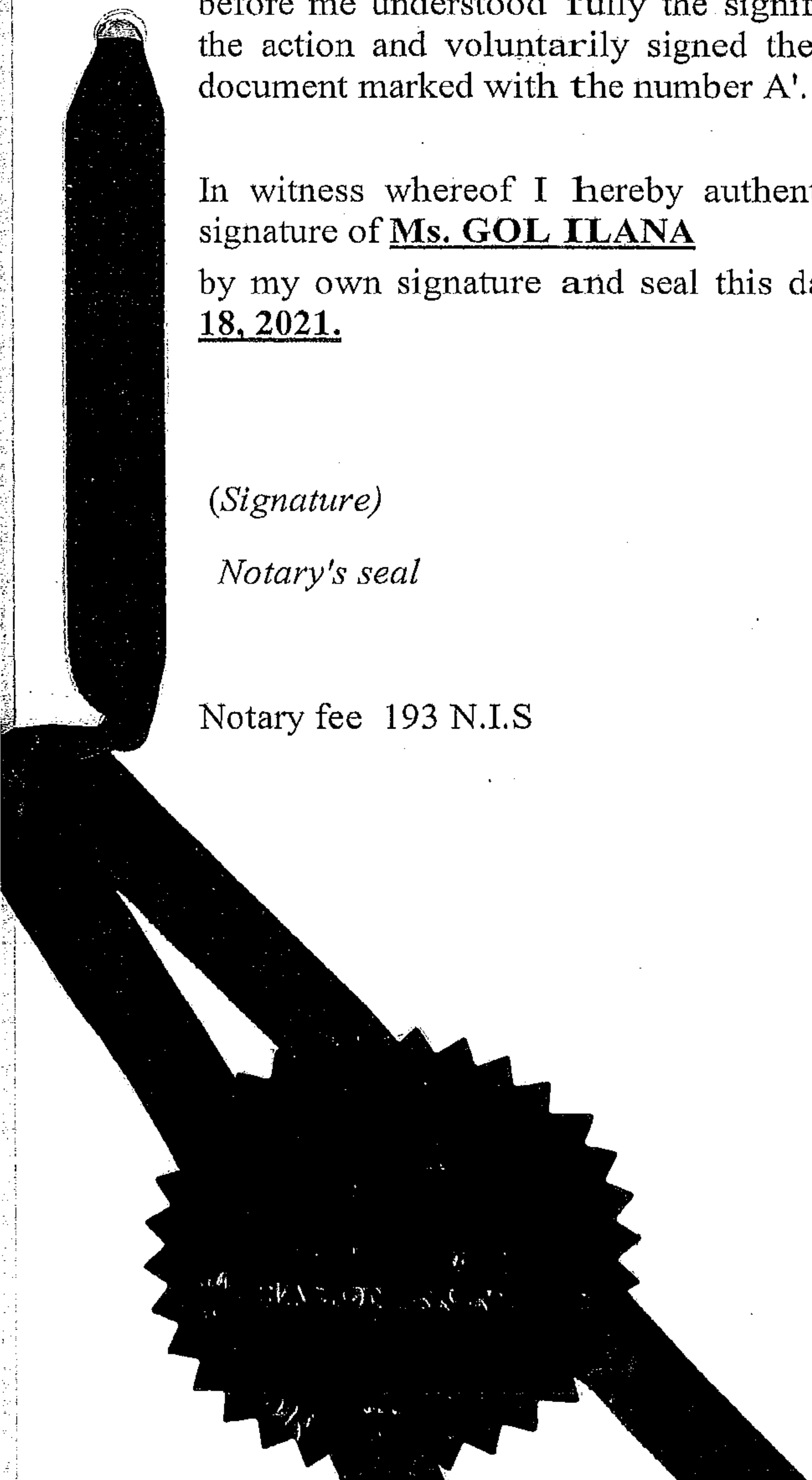
חותם הנוטריון


Notary's seal



שכר נוטריון 193 ₪

Notary fee 193 N.I.S



Merav Ozeri 19-07-2021 Beer Sheva	<p style="text-align: center;">APOSTILLE</p> <p style="text-align: center;">(Convention de la Haye du 5 Octobre 1961)</p> <p>STATE OF ISRAEL</p> <p>This public document</p> <p>2. Has been signed by Advocate -----</p> <p>3. acting in capacity of Notary.</p> <p>4. bears the seal/stamp of the above Notary Certified</p> <p>5. at the Magistrates' Court, Beer Sheva</p> <p>6. Date <u>19.07.2021</u></p> <p>7. by an official appointed by Minister of Justice under the Notaries Law, 1976.</p> <p>8. Serial number <u>198520</u></p> <p>9. Seal/Stamp -----</p> <p>10. Signature <u>מר</u></p>	Merav Ozeri 19-07-2021 Beer Sheva
Merav Ozeri 19-07-2021 Beer Sheva		Merav Ozeri 19-07-2021 Beer Sheva

מסמך ציבורי זה

נחתם בידי

עו"ד

המכהן בתור נוטריון.

נושא את החותם/החותמת

של הנוטריון הנ"ל

אושר

בבית משפט השלום באר שבע

ביום 19.07.2021

על ידי מי שמונה בידי שר

המשפטים לפי חוק הנוטריונים,

התשל"ו-1976.

מס' סידורי 198520

החותם/החותמת

חתימה מר

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X
EMIRE
/

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT ILANA GOL, an unmarried woman (herein, "Grantor"), whose address is Mivtza Ovda 20 Apt 1, 8446025 Be'er Sheva, Israel, for and in consideration of TWO HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$211,500.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to BSFR III OWNER I LLC, a Delaware Limited Liability Company (herein, "Grantee"), whose address is 997 Morrison Drive, Suite 402, Charleston, SC 29403, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 261 Union Station Drive, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20180625000226040

PROPERTY ID: 28 3 06 0 012 013.000

REAL PROPERTY TAX: \$ 0.00 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 18 day of 7, 2021

GRANTOR:

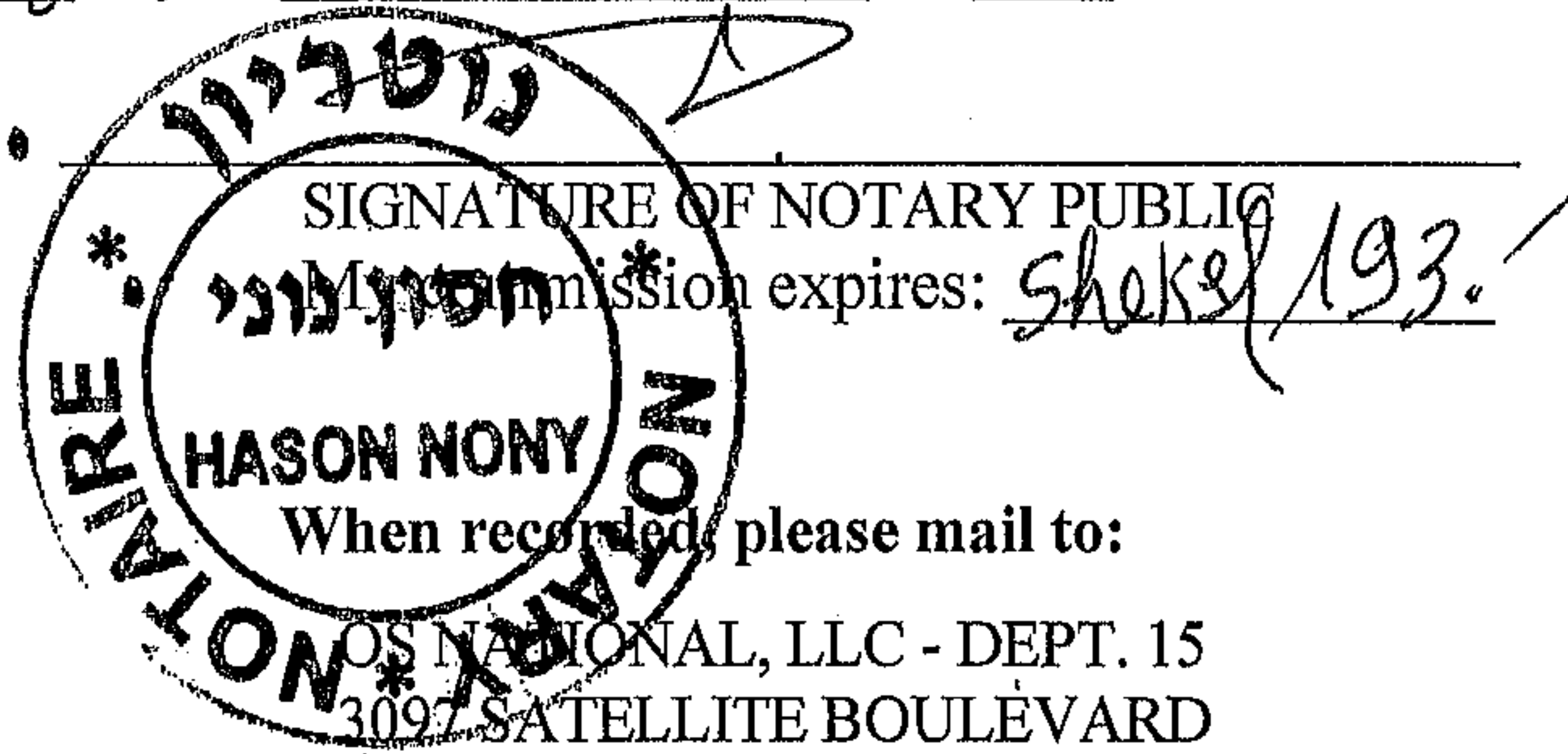
Ilana Gol M (SEAL)
Ilana Gol

STATE OF ISRAEL
COUNTY OF _____

I, HASON NONY, the undersigned Notary Public in and for said State and County, hereby certify that Ilana Gol, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of 7, 2021.

[Affix Notary Seal]



This instrument was prepared by:

JOEY N. OFORI, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
341640-CONREX-15-AL

The Grantee's address is:

BSFR III OWNER I LLC
997 MORRISON DRIVE, SUITE 402
CHARLESTON, SC 29403

Handwritten notes on the right margin: '18/8/21', '5/3/21', 'X', 'HA', 'N'.

EXHIBIT A

[Legal Description]

MORE COMMONLY KNOWN AS: 261 Union Station Drive, Calera, AL 35040
TAX PARCEL ID/APN: 28 3 06 0 012 013.000

Lot 313, according to the Survey of Union Station Phase III, as recorded in Map Book 47, Page 14, in the Probate Office of Shelby County, Alabama.

Prior Deed(s) or Instrument(s): 20180625000226040

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2021 08:36:45 AM
 \$248.50 JOANN
 20210812000392250

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ilana Gol</u>	Grantee's Name	<u>BSFR III Owner I LLC,</u>
Mailing Address	<u></u>	Mailing Address	<u>a Delaware Limited Liability Company</u>
	<u></u>		<u>997 Morrison Drive, Suite 402</u>
	<u></u>		<u>Charleston, SC 29403</u>
Property Address	<u>261 Union Station Drive</u>	Date of Sale	<u>07/16/2021</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$211,500.00</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 <u>7/23/2021</u>	Print <u>Matthew Mitarotonda- Authorized Signor</u>
<u>Unattested</u>	Sign <u><i>Matthew Mitarotonda</i></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1