

STATE OF ALABAMA)

TERMINATION OF REAL ESTATE
OPTION AGREEMENT)

COUNTY OF SHELBY)

This termination of Real Estate Option Agreement ("Termination") is dated as of June 27 2022 by and between Safe Future Real Estate Birmingham, LLC ("Seller") and Amit Rahamim ("Buyer/Investor").

A. Seller and Buyer/Investor previously entered into a Real Estate Option Agreement recorded on December 4, 2019 at 2:06 PM in Instrument # 20131204000470040, relating to certain real property located in the County of Shelby County (the "County"), State of Alabama, particularly Lots 169, 170, and 171 according to the Final Plat of Townside Square, Sector 1, as recorded Map Book 38, page 120, in the Probate Office of Shelby County, Alabama.

B. Seller and Buyer/Investor caused to be recorded the Real Estate Option Agreement attached hereto as Exhibit A in the official records of the County, Alabama in order to put interested parties on notice of the option agreement.

C. **The Real Estate Option Agreement has been terminated and is no longer of any force or effect.**

D. Seller and Buyer/Investor now desire to cause this Termination to be recorded in the Official Records of the County, Alabama, in order to put interested parties on notice that the Real Estate Option Agreement has been terminated.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer/Investor hereby (a) terminate the Real Estate Option Agreement previously recorded; (b) agree that the Real Estate Option Agreement has terminated; (c) agree that the Real Estate Option Agreement is void and of no force or effect.

In Witness Whereof, Seller and Buyer/Investor have executed this Termination as of the date first written above.

Seller: Safe Future Real Estate Birmingham, LLC

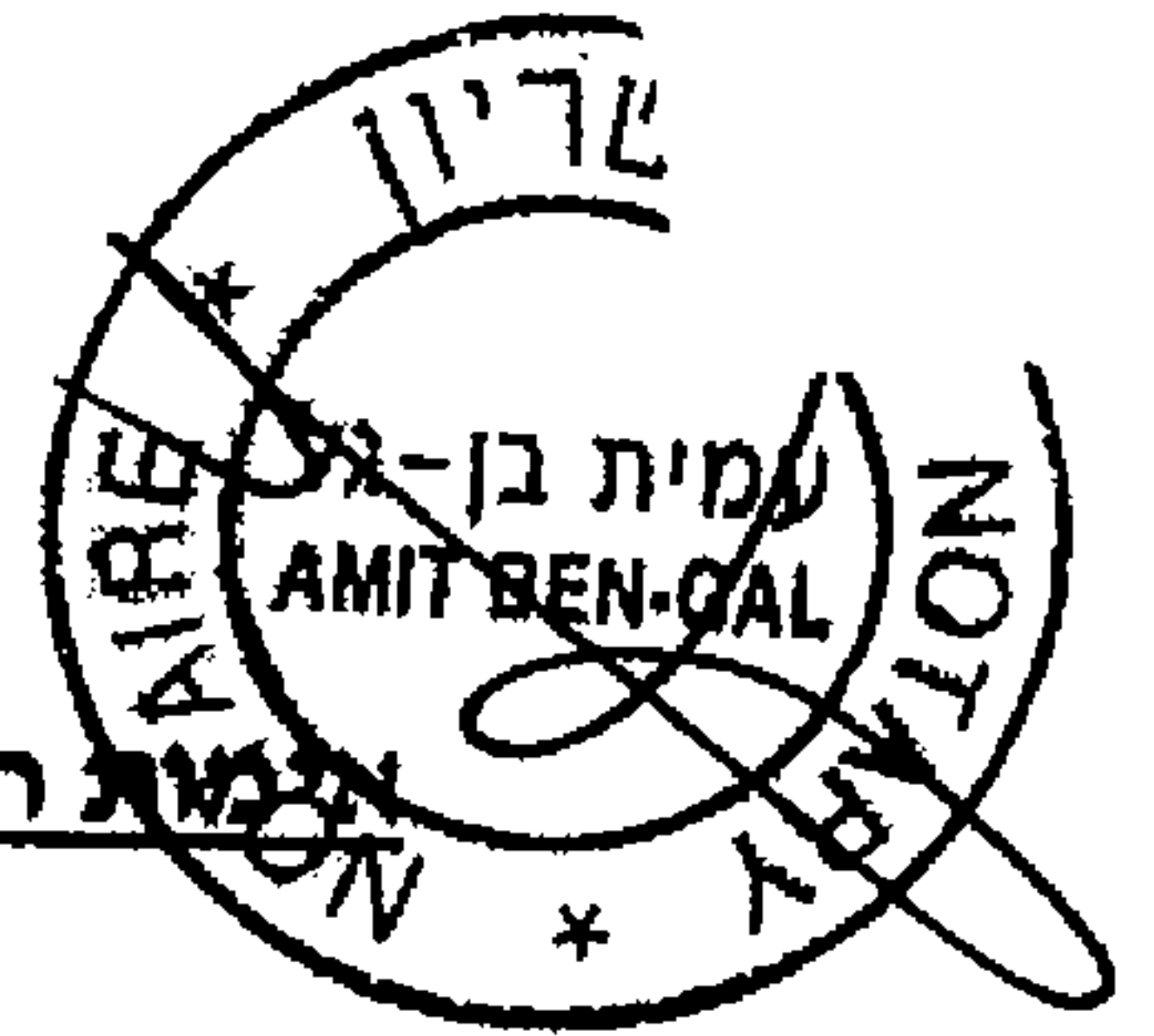
Witness

Buyer/Investor: Amit Rahamim

Witness



מספר סידורי 35 /2022
Serial No. 35\2022



Authentication of Signature of Person

אמית בן-גל

I the undersigned Amit Ben-Gal Notary License No. 2105024 from Ramat-Gan, hereby certify that on July 4th 2022 appeared before me:

אני הח"מ עמית בן-גל נוטריון בעל רישיון מס' 2105024 ברמת-גן, מאשר כי ביום 4.7.2022 ניצב לפני:

Mr **Amit Rahamim Vizner** whose identity was proved to me by Isareli Passport No. 32494591 issued by the State of Israel on June 18th, 2018.

מר עמית רחמים שזהותו הוכחה לי על פי דרכון ישראלי מס' 32494591 שהוצא על ידי מדינת ישראל ביום 19.6.18.

Signed out of his good and free will on the document attached hereto [Termination of real estate option agreement – One page] marked in the letter "N" overleaf.

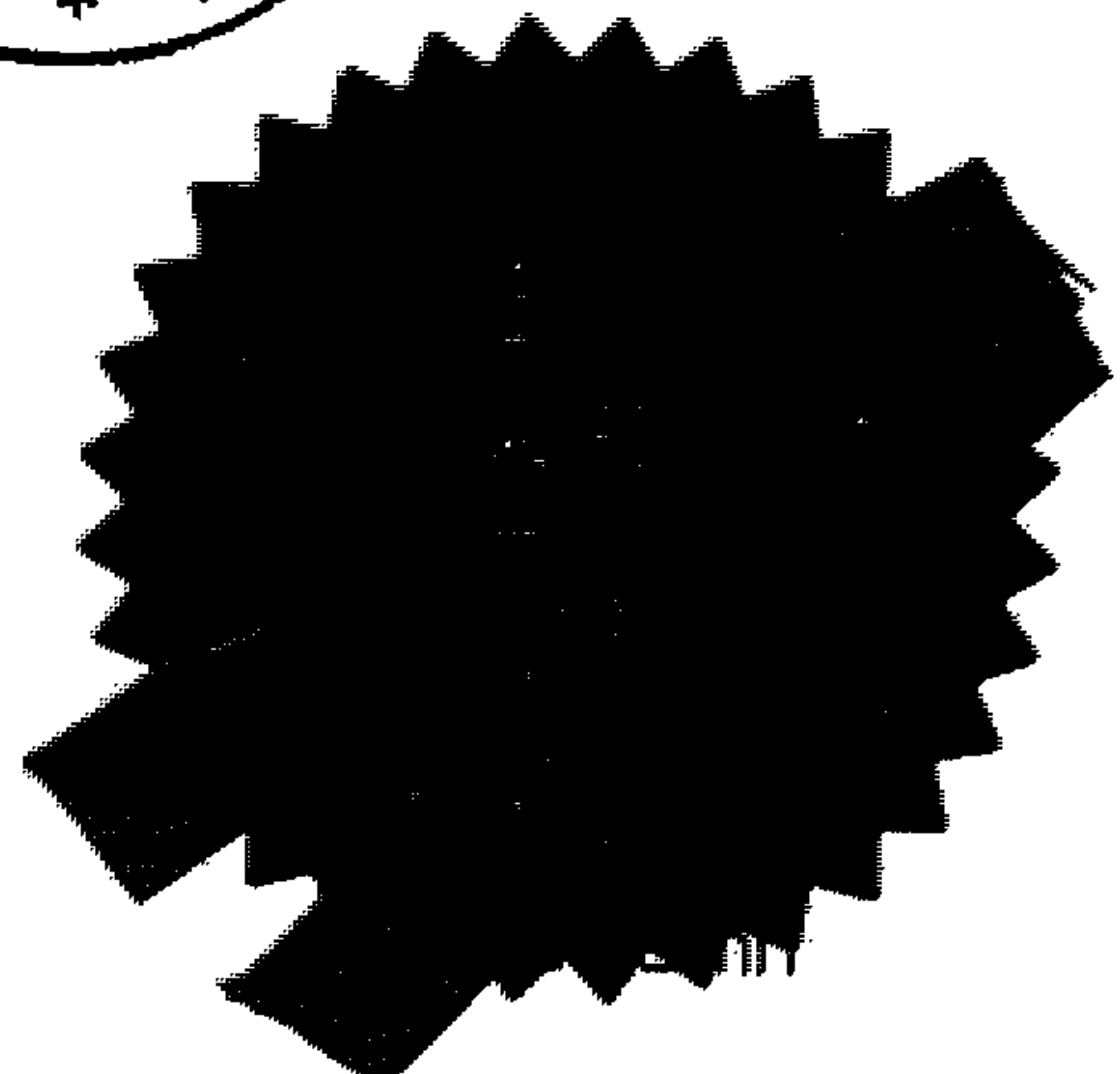
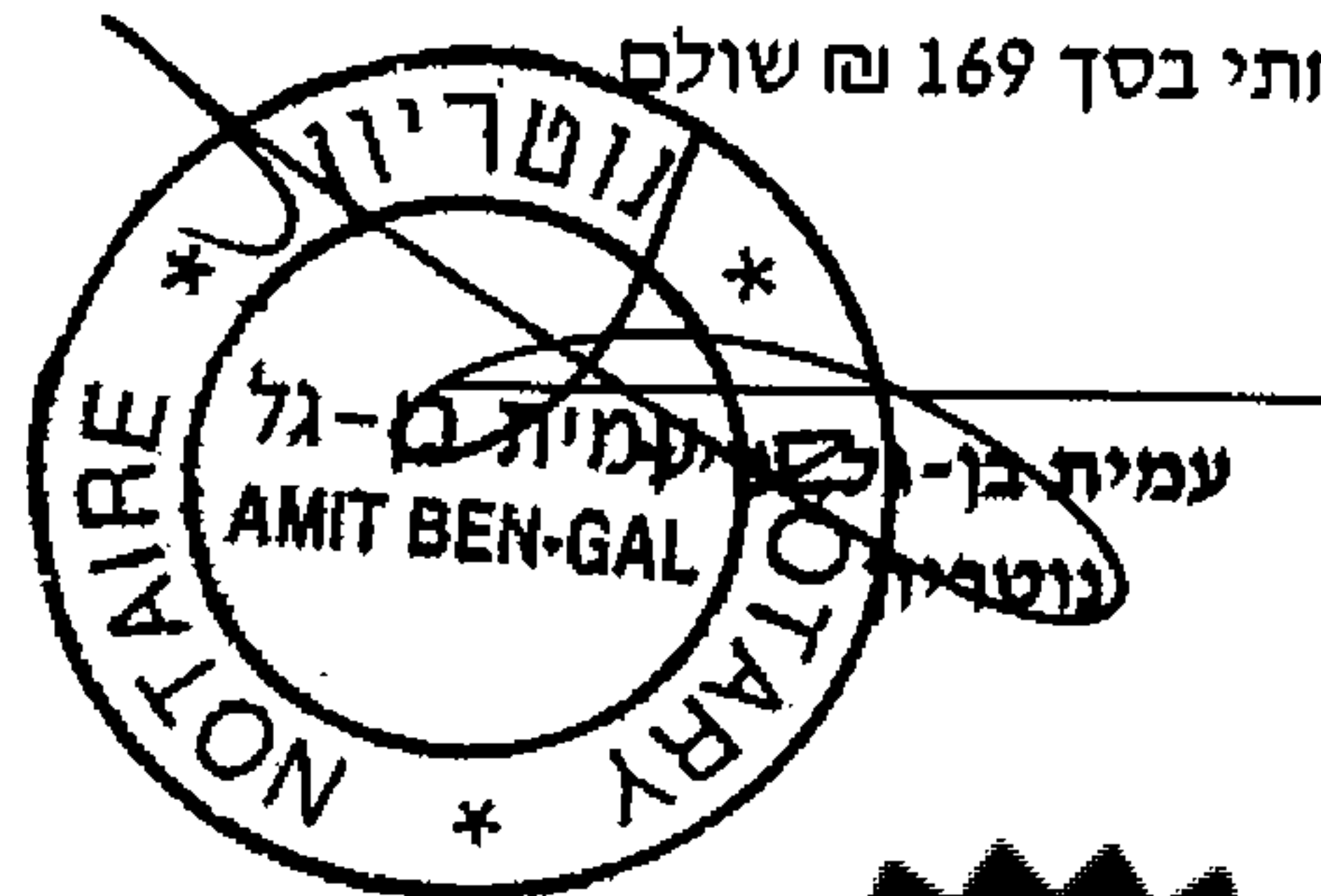
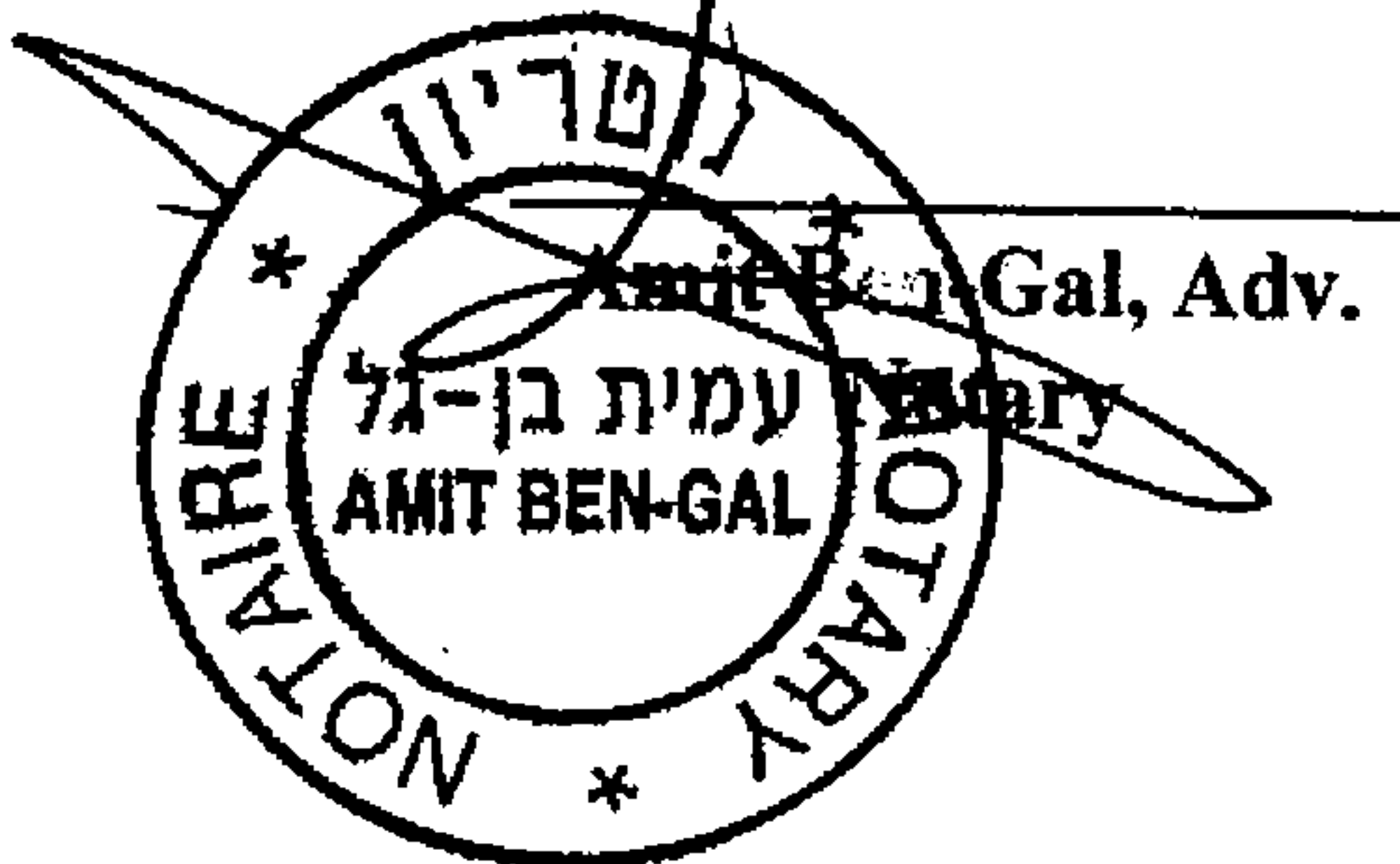
וחתם מרצונו החופשי על המסמך המצורף (סיום אופציה במקרקעין – דף אחד) והמסומן באות "א" שמעבר לדף.

In witness thereof I hereby authenticate the signature of the above named, by my own signature and seal today July 4th, 2022.

ולראיה הנני מאמת את חתימתו של מר עמית רחמים אשר זוהה על ידי במפורט לעיל, בחתימת די ובחותמי היום 4 לחודש יולי 2022.

My Notary fee of 169 INS, have paid in full.

שכר טרחתי בסך 169 ₪ שולם



אהובה גרמה AHUVA GARAME 06-07-2022	HERZLIYA הרצליה STATE OF ISRAEL	אהובה גרמה AHUVA GARAME 06-07-2022
APOSTILLE Convention de la Haye du 5 Octobre 1961		
This public document		
2. Has been signed by Advocate <u>A. BEN GAL</u>	מסמך ציבורי זה נחתם בידי עו"ד <u>א. בן גל</u>	2. נחתם בידי עו"ד <u>א. בן גל</u>
3. Acting in capacity of Notary	3. המבצע בתור נוטריון.	3. המבצע בתור נוטריון.
4. Bears the seal/stamp of the above Notary	4. נושא את החותם/החותמת של הנוטריון הנ"ל	4. נושא את החותם/החותמת של הנוטריון הנ"ל
Certified	אושר	אושר
5. At the Magistrates Court of Herzliya	5. בבית משפט השלום בהרצליה	5. בבית משפט השלום בהרצליה
6. Date <u>06-07-2022</u>	6. ביום <u>06-07-2022</u>	6. ביום <u>06-07-2022</u>
7. By an official appointed by Minister of Justice under the Notaries Law, 1976.	7. על ידי מי שמונה בידי שר המשפטים לפי חוק הנוטריונים, התשל"ו - 1976	7. על ידי מי שמונה בידי שר המשפטים לפי חוק הנוטריונים, התשל"ו - 1976
8. Serial number <u>252820</u>	8. מס' סידורי <u>252820</u>	8. מס' סידורי <u>252820</u>
9. Seal/Stamp	9. החותם / החותמת	9. החותם / החותמת
10. Signature <u>A. BEN GAL</u>	10. חתימה <u>A. BEN GAL</u>	10. חתימה <u>A. BEN GAL</u>

מסמך ציבורי זה
נחתם בידי
עו"ד א. בן גל
המבצע בתור נוטריון.
נושא את החותם/החותמת
של הנוטריון הנ"ל
אושר
בבית משפט השלום בהרצליה
ביום 06-07-2022
על ידי מי שמונה בידי שר
המשפטים לפי חוק הנוטריונים,
התשל"ו - 1976
מס' סידורי 252820
החותם / החותמת
חתימה A. BEN GAL

אהובה גרמה
AHUVA GARAME
06-07-2022
הרצליה HERZLIYA

אהובה גרמה
AHUVA GARAME
06-07-2022
הרצליה HERZLIYA

STATE OF ALABAMA)
REAL ESTATE OPTION AGREEMENT)
COUNTY OF SHELBY)

FOR and in consideration of the sum of TEN DOLLARS AND 00/100 Dollars (\$10.00) receipt of which is hereby acknowledged, **Safe Future Real Estate Birmingham LLC** (hereinafter Seller) does hereby grant unto **AMIT RAHAMIM** (hereinafter Buyer/Investor), its (their, his) nominees, assigns, heirs or representatives, the exclusive right and option to purchase upon the terms and conditions set out below, the following described real estate together with all improvements, shrubbery, plantings, fixtures and appurtenances, situated in Shelby County, Alabama, to-wit:

Lots 169,170,171 according to the Final Plat of Townside Square, Sector one, as recorded in Map Book 38 Page 120, in the Probate Office of Shelby County, Alabama.


This option is on lots alone. No improvements shall be made to said lots referenced above. Any improvements referenced in said Option agreement shall be done on existing lots owned by the Seller and their discretion. This option is being executed for the purposes of additional collateral agreement for said contract dated November, 2013.

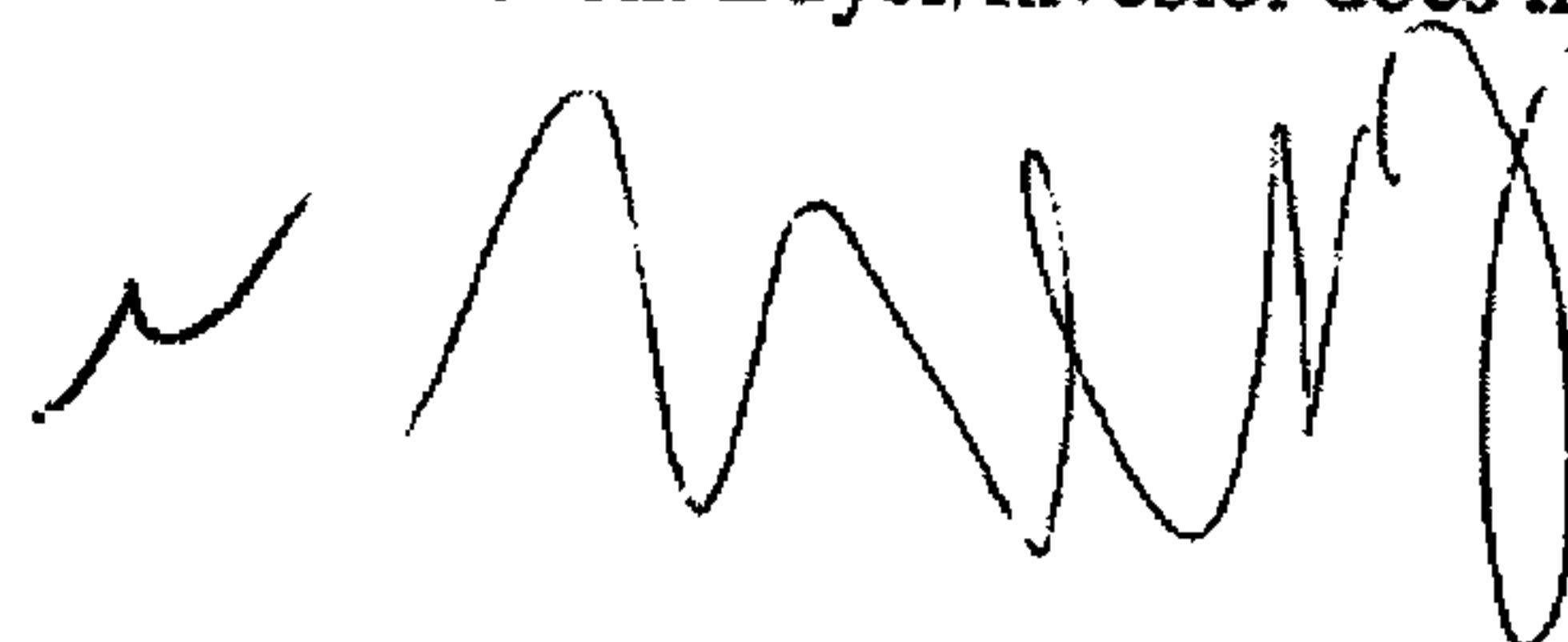
The terms of the Option is as follows:

- 1) Intial Investment by Buyer/Investor as setforth in Contract dated November, 2013.
- 2) The Seller agreed to convey to the Buyer/Investor 3 bedroom, 2 bath 1 story townhome(s) in the Townside Square subdivision in Calera in the approximate current total value of \$100,000.00 on or before the expiration of the Option herein granted. The exact address and lot location shall be determined by the Seller at his discrection and time frame.
- 3) The Seller shall convey by Warranty Deed, title to the 3 bedroom, 2 bath 1 story townhome(s) prior to the Option expiration.
- 4) Said Option can be extended by written consent of the parties.
- 5) Should said transfer of the 3 bedroom, 2 bath townhome(s) not occur within the Option time peroid, then the Option shall be exercised for the lots setforth above.
- 6) Should the Buyer/Investor choose not to exercise the option, then at the expiration of the Option, Buyer/Investor shall release said lots at the date set below.

This Option shall be exercisable on or before 5:00 p.m. on November 30, 2016 (hereinafter the expiration date), by delivery of a deed to Seller on or before the Expiration Date. Upon delivery of said executed deed, Seller shall forthwith execute the same within five (5) days. Time, as used in this paragraph is of the essence.

In the event Buyer/Investor exercises this Option, the option money shall be applied to and shall reduce the purchase price and cover all related transfer costs. In the event Buyer/Investor does not


20131204000470040 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
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exercise this option by the Expiration Date, the option money shall be forfeited by Buyer/Investor to Seller. **To clarify, the Buyer/Investor will not have to add any additional money, and the lots will be sold to him in the consideration already paid in the agreement dated November, 2013.**

Seller shall then convey said property to the Buyer/Investor by statutory warranty deed, free of all encumbrances except as hereinabove set out and Seller and Buyer/Investor agree that any encumbrances not herein excepted or assumed may be cleared at time of closing.

Seller agrees to furnish Buyer/Investor with a standard form title insurance policy issued by a company qualified to insure titles in Alabama, in the amount of the purchase price, insuring Buyer/Investor against loss on account of any defect or encumbrance in the title, unless herein excepted; otherwise, any earnest money paid under the sales contract shall be forfeited. If both Owner's and Mortgagees' title policies are obtained at the time of closing, the total expense of procuring the two policies will be divided equally between the Seller and Buyer/Investor.

Said property shall be sold and conveyed subject to any mineral and mining rights not owned by the Seller and subject to then present zoning and not being in a flood plain.

Seller warrants that he has not received any notification from any governmental agency of any pending public improvements, or requiring any repairs, replacements, alterations to said premises that have not been satisfactorily made, which warranty shall survive the delivery of the warranty deed.

This option shall be binding upon Seller, his heirs, successors and assigns, and shall inure to the benefit of Buyer/Investor, its successors and assigns.

Executed by the Buyer on this day of November 27 , 2013 , at 70 Jerusalem blvd, Ramat Gan. Israel.

Executed by the Seller on this day of November 30 , 2013 , at 137 Business Center Drive, Birmingham, AL 35244.

Seller: Safe Future Real Estate Birmingham, LLC

Nick M. Miller, Manager

Witness

[Signature]

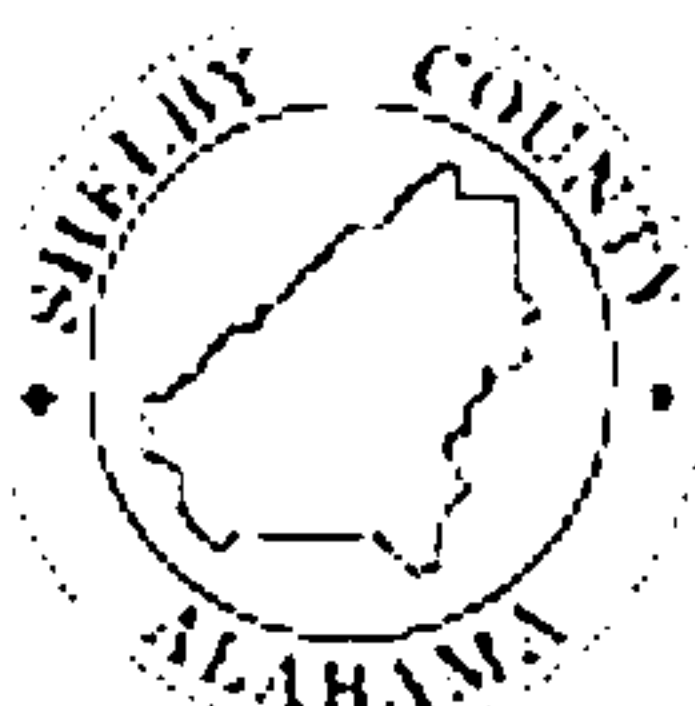
Buyer/Investor: AMIT RAHAMIM

X

[Signature]
[Signature]

Witness

ETI ILVZ TURIELI



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 01:11:16 PM
\$34.00 BRITTANI
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20131204000470040 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/04/2013 02:06:41 PM FILED/CERT

Allen S. Bayl