

SEND TAX NOTICE TO:

James Bolin Andrews, Jr. and Aimee Clemens Andrews
569 Polo Way
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Mazer, and Izchak Avital**, a married couple, whose address is 3 Klamath, Irvine, CA 92612 (hereinafter "Grantor", whether one or more), by **James Bolin Andrews, Jr. and Aimee Clemens Andrews** whose address is 569 Polo Way, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **James Bolin Andrews, Jr. and Aimee Clemens Andrews** the following described real estate situated in Shelby County, Alabama, **the address of which is 569 Polo Way, Chelsea, AL 35043 to-wit:**

Lot 225, according to Survey of The Village at Polo Crossings, Sector 1, as recorded in Map Book 39, page 42A, 42B, and 42C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$187,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25 day of November, 2022.


Stephanie Mazer


Izchak Avital

STATE OF California
COUNTY OF Orange

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Mazer and Izchak Avital 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 November, 2022.

see attachment
Notary Public
My Commission Expires: 04/14/2026



All-purpose Acknowledgment California

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.

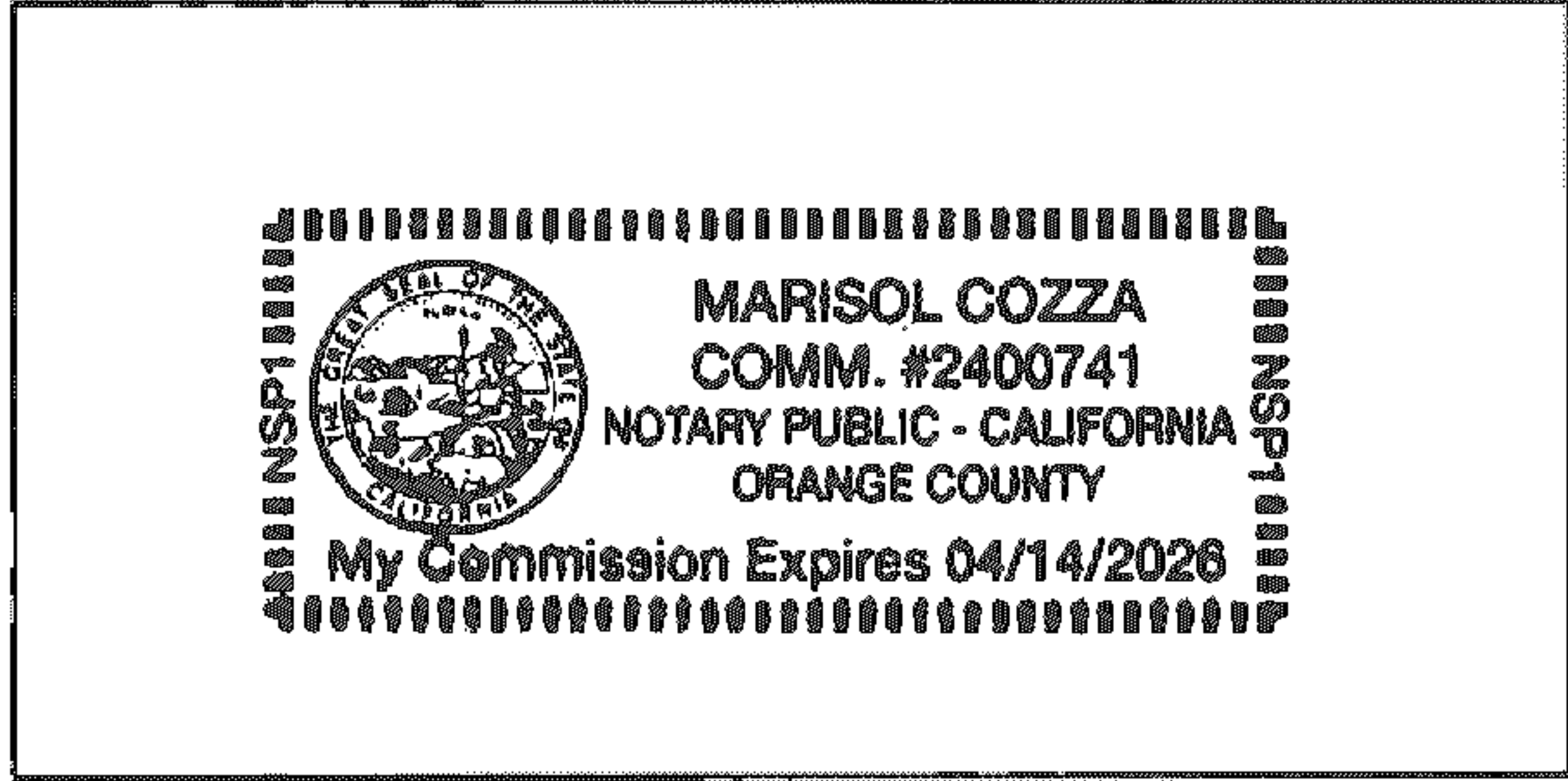
State of California

County of ORANGE

On 11/25/2022 before me, MARISOL COZZA, NOTARY PUBLIC (here insert name and title of the officer),

personally appeared STEPHANIE MAZER and IZCHAK AVITAL

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.



Notary Seal

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

For Bank Purposes Only

Description of Attached Document _____

Type or Title of Document _____

Document Date _____

Number of Pages _____

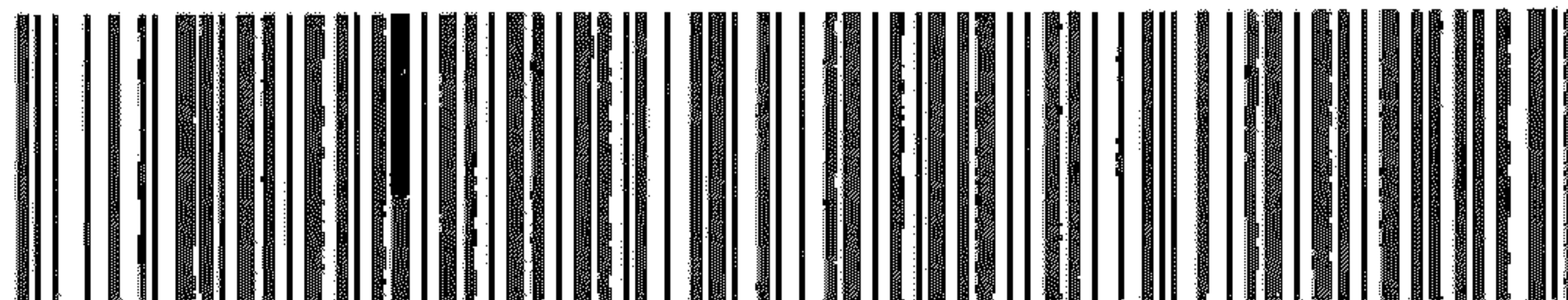
Signer(s) Other Than Named Above _____

Account Number (if applicable) _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/02/2022 10:48:53 AM
\$90.50 JOANN
20221202000439880

Allie S. Beyl



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