

20230313000069190

03/13/2023 02:26:19 PM

DEEDS 1/7

Serial: 675/2023

מספר סידורי : 675/2023

Authentication of Signature

אימות חתימה

I, the undersigned, **Amit Ben-Yehoshua**, Notary holding license no. 217238, hereby certify that:

- On 01/03/2023 there appeared before me at my office, located at 11th Amal Street, Rosh Haayin, Israel, **Mr. REITZER LIOR**, whose identity has been proven to me by an Israeli Passport No. **22043408**, issued on 10/03/2015.
- On 01/03/2023 there appeared before me at my office, located at 11th Amal Street, Rosh Haayin, Israel, **Ms. REITZER LIA**, whose identity has been proven to me by an Israeli Passport No. **33288175**, issued on 19/02/2019.

And I was convinced that the persons standing before me fully understood the significance of the action and voluntarily signed the attached documents, marked "A1-A2".

In witness whereof I hereby authenticate the signatures of Mr. REITZER LIOR, Ms. REITZER LIA, by my own signature and seal, this day, 02/03/2023.

אני הח"מ, עמית בן-יהושע, נוטריון בעל רשיון מס. 217238, מאשר כי:

- ביום 01/03/2023 ניצב לפני במשרדי שבמען עמל 11 ראש העין, מר ליאור רייצר, שזהותו הוכחה לי על פי דרכון ישראלי מספר 22043408, שהונפק ביום 10/03/2015.
- ביום 01/03/2023 ניצבה לפני במשרדי שבמען עמל 11 ראש העין, גברת ליה רייצר, שזהותה הוכחה לי על פי דרכון ישראלי מספר 33288175, שהונפק ביום 19/02/2019.

ושוכנעתי כי הניצבים לפני הבינו הבנה מלאה את משמעות הפעולה וחתמו מרצונם החופשי על המסמכים המצורפים והמסומנים "א1-א2".

לראיה הנני מאמת את חתימתם של מר ליאור רייצר, גברת ליה רייצר, בחתימת ידי ובחותמי, היום 02/03/2023.

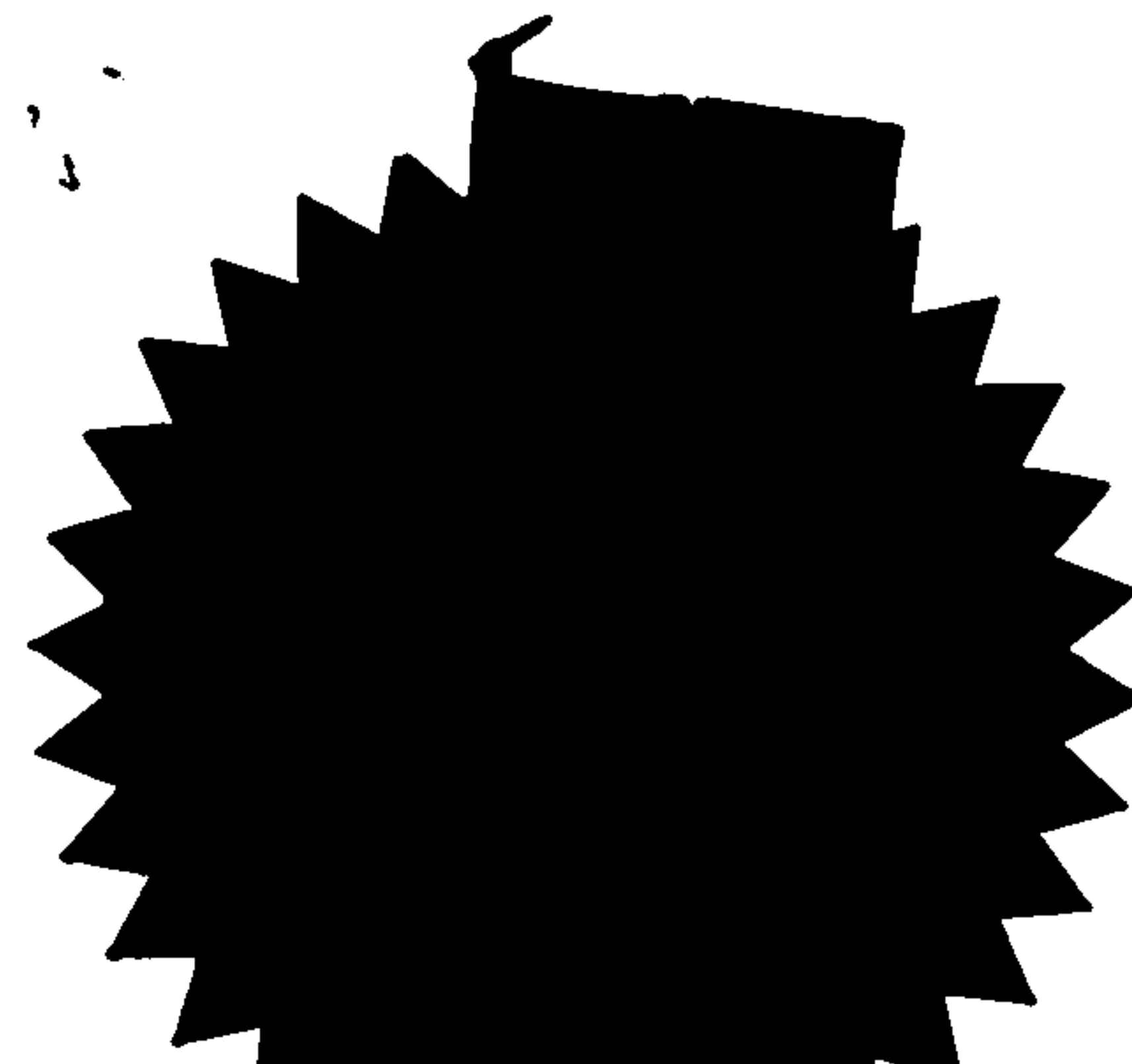
שכר נוטריון : 248 ש"ח (לפני מע"מ)

שכר נוטריון : 290 ש"ח (כולל מע"מ)

חתימה וחותם הנוטריון

Notary fee: 248 NIS (VAT not included)

Notary fee: 290 NIS (VAT included)



| APOSTILLE | |
|--|--|
| (Convention de la Haye du 5 Octobre 1961) | |
| STATE OF ISRAEL | |
| This public document | זהו מסמך ציבורי זה |
| 2. Has been signed by Advocate <u>Amir Ben Yehoshua</u> | 2. נחתם בידי עו"ד <u>אמיר בן יחושוא</u> |
| 3. Acting in capacity of Notary | 3. המכהן בתור נוטריון. |
| 4. Bears the seal/stamp of the above Notary | 4. נושא את החותם/החותמת של הנוטריון הנ"ל |
| Certified | אושר |
| 5. At the Magistrates Court of Kfar Sava | 5. בבית משפט השלום בכפר סבא |
| 6. Date <u>05.03.2023</u> | 6. ביום _____ |
| 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 |
| 8. Serial number <u>369255-1</u> | 8. מס' סידור <u>369255-1</u> |
| 9. Seal/Stamp | 9. החותם / החותמת |
| 10. Signature <u>[Signature]</u> | 10. חתימה <u>[Signature]</u> |

Magistrates Court of Kfar Sava

בית משפט השלום בכפר סבא

ETI SHARABANI

איתי שרעבני

03-2023-5

בית משפט השלום בכפר סבא

03-2023-5

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This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
McLean SFR Investment, LLC
8615 Cliff Cameron Drive, Suite 200
Charlotte, NC 28269

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED THIRTY ONE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$231,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Lior Reitzer and Lia Reitzer, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **McLean SFR Investment, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 145, according to the Amended Map of Old Ivy Subdivision Phase 1, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, page 26, as said Amended Map is recorded in Document Number 20051026000557920 and Map Book 36, page 5-A and 5-B, in the Probate Office of Shelby County, Alabama.

Property Address: 246 Ivy Hills Circle, Calera, AL 35040
 Parcel ID No.: 28-6-14-0-000-003.022

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. \$ 6 — of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and



convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 01 day of MARCH, 2023

Lior Reitzer (SEAL)
Lior Reitzer

Lia Reitzer (SEAL)
Lia Reitzer

GENERAL ACKNOWLEDGEMENT

STATE OF Israel)

COUNTY OF Central)



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

Given under my hand and official seal this 1 day of March, 2023

Amit Ben-Yehoshua
NOTARY PUBLIC



My Commission Expires: 09 September, 2023

Serial: 665/2023

מספר סידורי : 665/2023

Authentication of Signature

I, the undersigned, **Amit Ben-Yehoshua**,
Notary holding license no. 217238, hereby
certify that:

On 01/03/2023 there appeared before me at
my office, located at 11th Amal Street, Rosh
Haayin, Israel, **Mr. REITZER LIOR**, whose
identity has been proven to me by an Israeli
Passport No. 22043408, issued on 10/03/2015.

And I was convinced that the person
standing before me fully understood the
significance of the action and voluntarily
signed the attached document, marked "A".

In witness whereof I hereby authenticate the
signature of Mr. REITZER LIOR by my own
signature and seal, this day, 01/03/2023.

Notary fee: 178 NIS (VAT not included)

Notary fee: 208 NIS (VAT included)

Notary's Seal and Signature

[Handwritten signature of Amit Ben-Yehoshua]



אימות חתימה

אני הודו מ, עמית בן-יהושע, נוטריון בעל רשיון מס. 217238,
מאשר כי:

ביום 01/03/2023 ניצב לפני המשרדי שבמען עמל 11 ראש
וזעין, מר ליאור רייצר, שזהותו הוכחה לי על פי דרכון
ישראלי מספר 22043408, שהונפק ביום 10/03/2015.

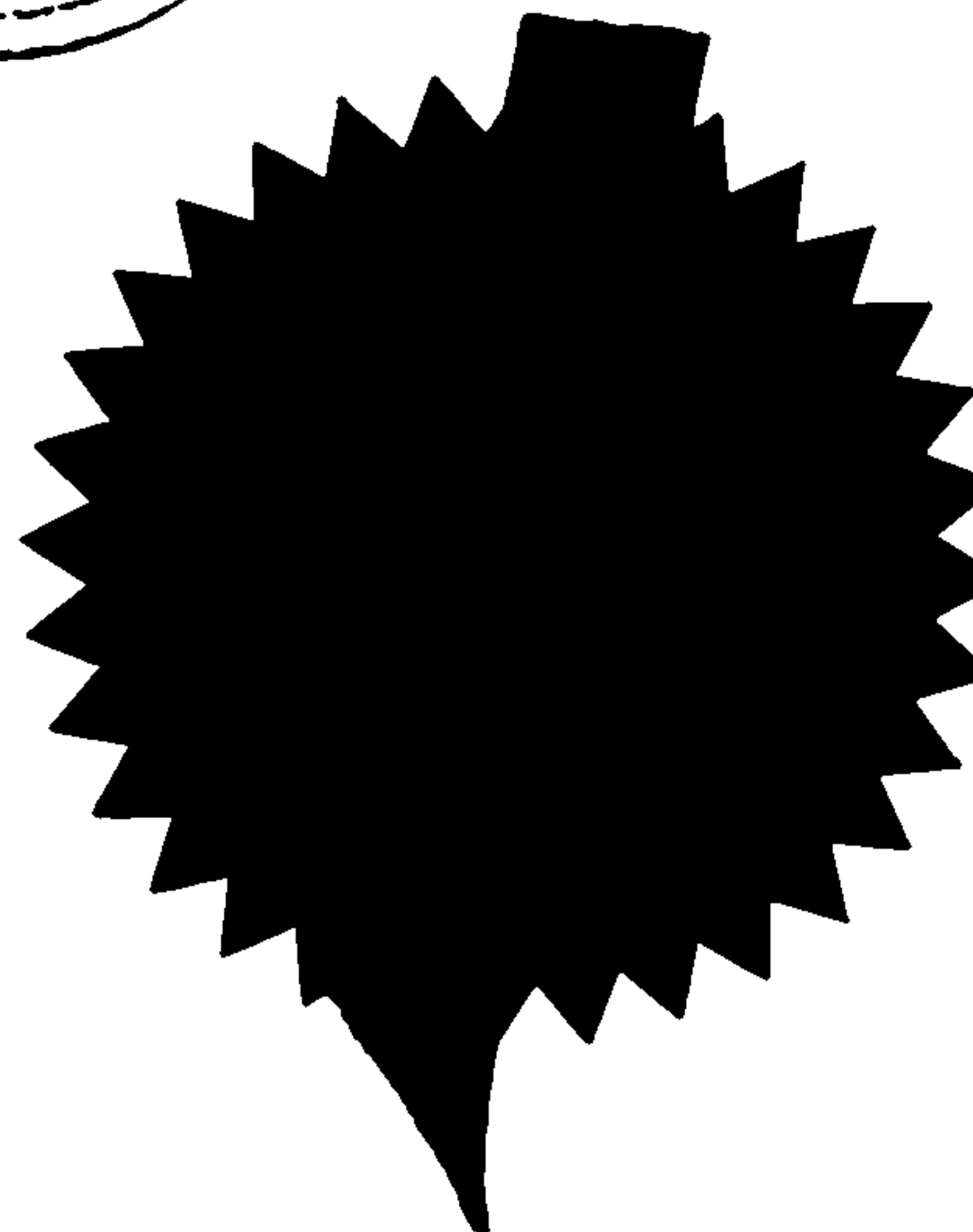
ושוכנעתי כי חניצב לפני הבין חבנה מלאה את משמעות
הפעולה וחתם מר-ונו החופשי על המסמך המצורף והמסומן
"א".

לראיה חנני מאמת את חתימתו של מר ליאור רייצר בחתימת
ידי ובחותמי, היום 01/03/2023.

שכר נוטריון : 178 ש"ח (לפני מע"מ)
שכר נוטריון : 208 ש"ח (כולל מע"מ)

חתימה וחותם הנוטריון

[Handwritten signature of Amit Ben-Yehoshua]



| APOSTILLE (Convention de la Haye du 5 Octobre 1961) | |
|--|------------------------------|
| 1. STATE OF ISRAEL | 1. מדינת ישראל |
| This public document | מסמך ציבורי זה |
| 2. Has been signed by | 2. נחתם בידי |
| Advocate <u>Amit Ben Yehoshua</u> | עו"ד <u>אמית בן יחושוא</u> |
| 3. Acting in capacity of Notary | 3. המכהן בתור נוטריון. |
| 4. Bears the seal/stamp of | 4. נושא את החותם/החותמת |
| the above Notary | של הנוטריון הנ"ל |
| Certified | אושר |
| 5. At the Magistrates Court of Kfar Sava | 5. בבית משפט השלום בכפר סבא |
| 6. Date | 6. ביום |
| 7. By an official appointed by | 7. על ידי מי שמונה בידי שר |
| Minister of Justice under the | המשפטים לפי חוק הנוטריונים, |
| Notaries Law, 1976. | התשל"ו - 1976 |
| 8. Serial number <u>369255-2</u> | 8. מס' סידור <u>369255-2</u> |
| 9. Seal/Stamp | 9. החותם / החותמת |
| 10. Signature <u>ETI SHARABANI</u> | 10. חתימה <u>איתי שרעבני</u> |
| <u>ETI SHARABANI</u> | <u>ETI SHARABANI</u> |

בית משפט השלום
Kfar-Saba כפר סבא

בית משפט השלום
Kfar-Saba כפר סבא

Real Estate Sales Validation Form

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

Grantor's Name Lior Reitzer and Lja Reitzer
Mailing Address 20, IGAL ALON st.
HAIFA
ISRAEL

Grantee's Name McLean SFR Investment, LLC
Mailing Address 8615 Cliff Cameron Drive, Ste. 200
Charlotte, NC 28269

Property Address 246 Ivy Hills Circle
Calera, AL 35040

Date of Sale _____, 20____
Total Purchase Price \$231,900.00
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
☒ Closing Statement

☐ Apprais
☐ Other:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 02:26:19 PM
\$272.00 JOANN
20230313000069190

If the conveyance document presented for recordation cor
the filing of this form is not required.

the required information referenced a Allen S. Bayl

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 MARCH, 01, 2023 Print LIOR REITZER, LIA REITZER

Unattested Amir Ben-Zehoshua (verified by) Lior Reitzer Sign _____
(Grantor/Grantee/ Owner/Agent) circle one

