

Send Tax Notice to:
Asedo Real Estate Investment, LLC
and Ori Keren
5401 Brooke Trace
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-9006**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Rick M. Maddox, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

39611 Hwy 231 N, Harpersville, AL 35078-0000

by **Asedo Real Estate Investment, LLC and Ori Keren, (herein referred to as "Grantee"),** whose mailing address is

5401 Brooke Trace, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **5401 Brooke Trace, Birmingham, AL 35242,**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Rick M. Maddox and Richard Michael Maddox, Sr. are one and the same person.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

Rick M. Maddox by Richard Michael Maddox Jr. Attorney-in-Fact

I, C. Blaine Addin, a Notary Public, hereby certify that **Richard Michael Maddox, Jr.**, whose name is signed as Attorney in Fact for **Rick M. Maddox** 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of May, A. D. 2023.

Printed Name _____
My Commission Expires: _____

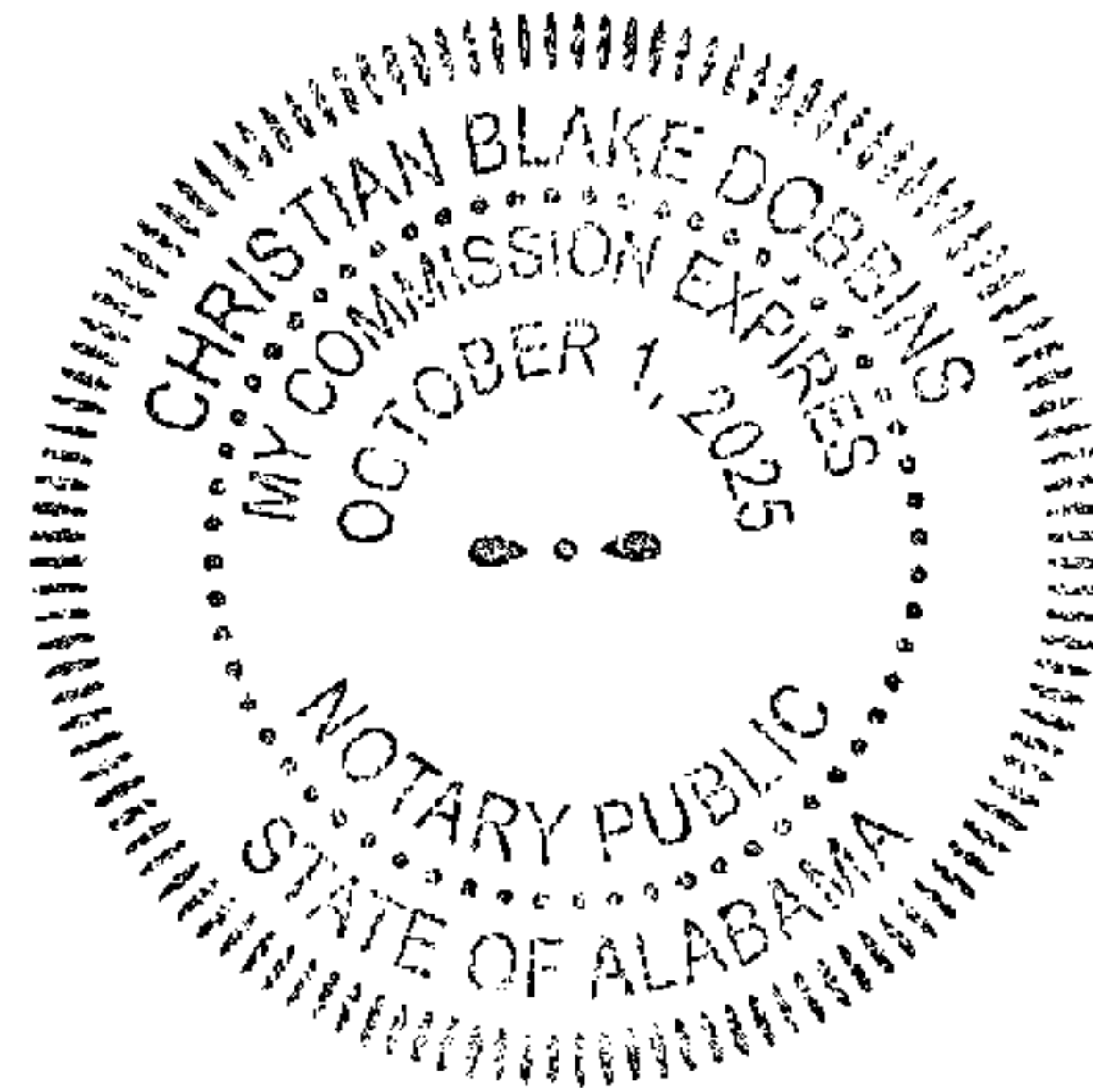


EXHIBIT A

Property 1:

Lots 1 and 2 in Block 8 according to the Survey of Lincoln Park Subdivision in Shelby County, as recorded in Map Book 3, Page 145 in the Probate Office of Shelby County, Alabama.



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/06/2023 11:41:54 AM

\$188.00 PAYGE

20230606000170530

Alli S. Beyl