

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

**Madison Knox**  
**501 Sheffield Way**  
**Birmingham, AL 35242**

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY SEVEN AND 00/100 DOLLARS (\$227,777.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Rami Gerassi, an unmarried individual**

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

**Madison Knox**

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 227, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, pages 42A, 42B and 42C, in the Probate Office of Shelby County, Alabama.**

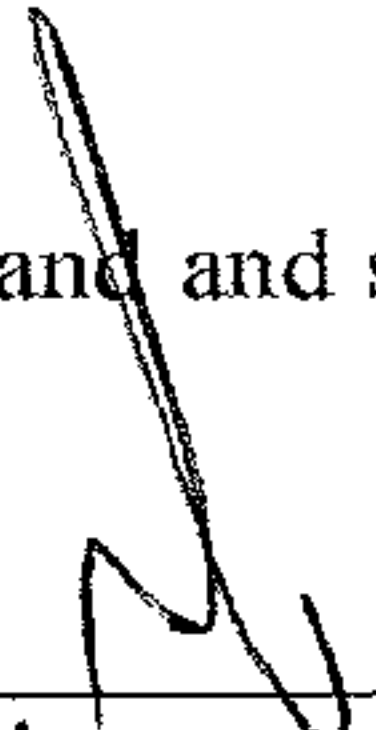
**SUBJECT TO ALL MATTERS OF RECORD**

**\$159,444.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of June, 2023.

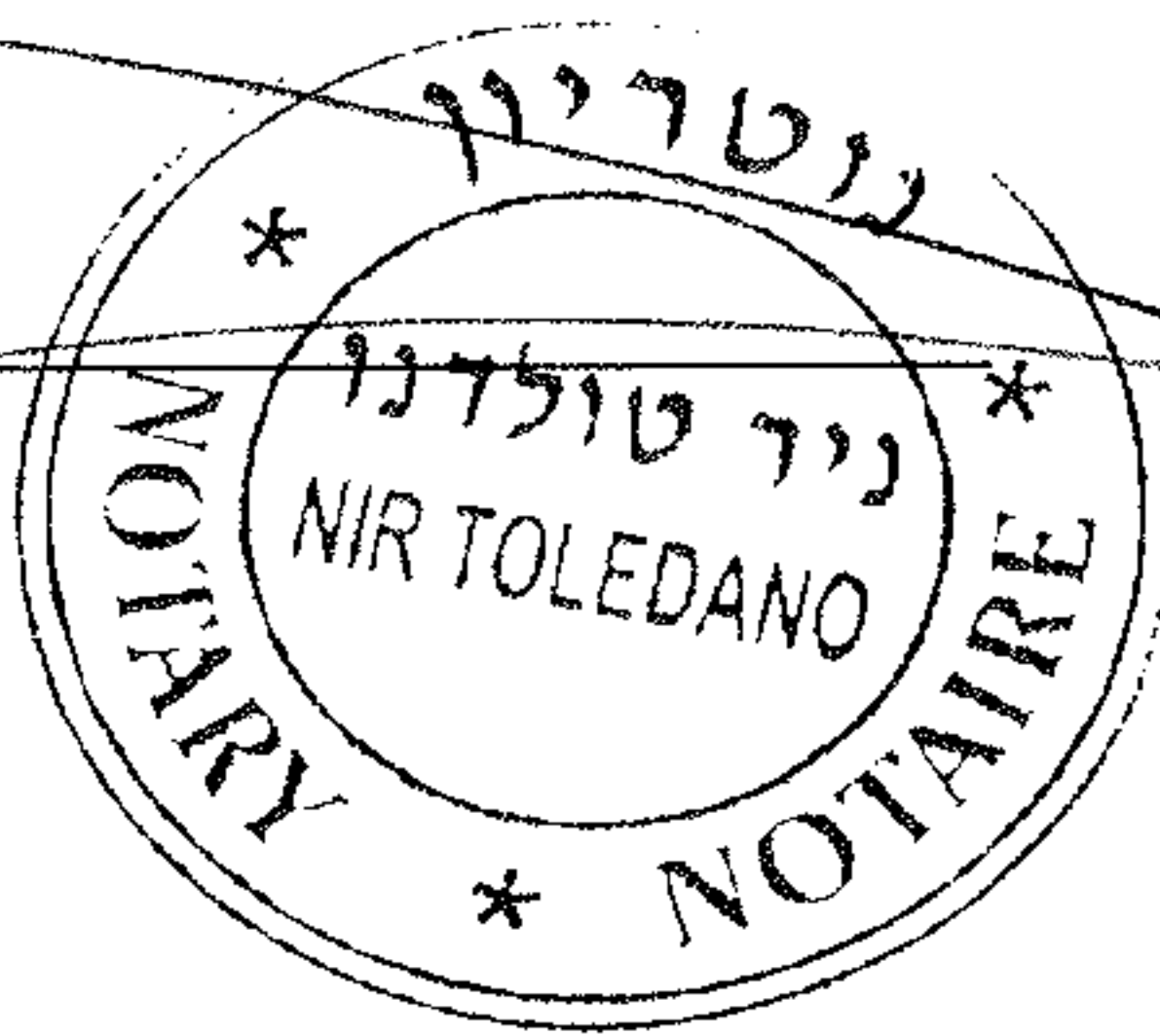
  
\_\_\_\_\_  
Rami Gerassi

\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned, a Notary Public at large, hereby certify that **Rami Gerassi**, 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 the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2023.

\_\_\_\_\_  
Notary Public



The seal is circular with a double border. The outer border contains the word "NOTARY" on the left and "NOTAIRE" on the right, separated by two small stars. The inner circle contains the Hebrew name "נִיר טוֹלֵדָנו" at the top and "NIR TOLEDANO" at the bottom, also separated by two small stars.

My Commission Expires:

28

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Rami Gerassi  
 Mailing Address Lakhish 6  
Giv'Atayim 5339900 Israel  
 Property Address 577 Polo Way  
Chelsea, AL 35043

Grantee's Name Madison Knox  
 Mailing Address 501 Sheffield  
Birmingham AL 35242  
 Date of Sale June 29, 2023  
 Total Purchase Price \$227,777.00  
 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

☐ Appraisal  
☐ Other:

☐ 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).

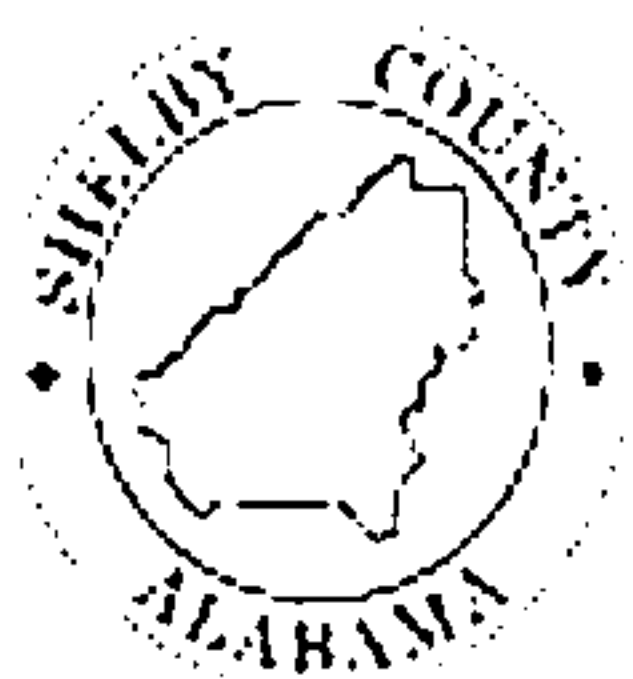
I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/30/23 Print Paul Odrezin

☐ Unattested

(verified by)

Sign Paul Odrezin  
 (Grantor/Grantee/ Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/05/2023 01:03:08 PM**  
**\$96.50 JOANN**  
**20230705000200320**

**Form RT-1**

*Allen S. Bayl*