

SEND TAX NOTICE TO:
Raanan Novik and Diana Novik
85 Academy Hill Road
Boston, MA 02135

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-173

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bridgetopia Too, LLC, a Delaware Limited Liability Company**, whose address is 3000 Riverchase Galleria, Ste 1770, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Raanan Novik and Diana Novik**, whose address is 85 Academy Hill Road, Boston, MA 02135, (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 **Raanan Novik and Diana Novik, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 132, according to the Final Plat of Shiloh Creek, Phase 2, Sector 2, as recorded in Map Book 56, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:
Lot 132 - 321 Shiloh Creek Drive, Calera, AL 35040.


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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$210,000.00 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, Bridgetopia Too, LLC, a Delaware Limited Liability Company, by Misty M. Glass, as Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 26th day of July, 2024.

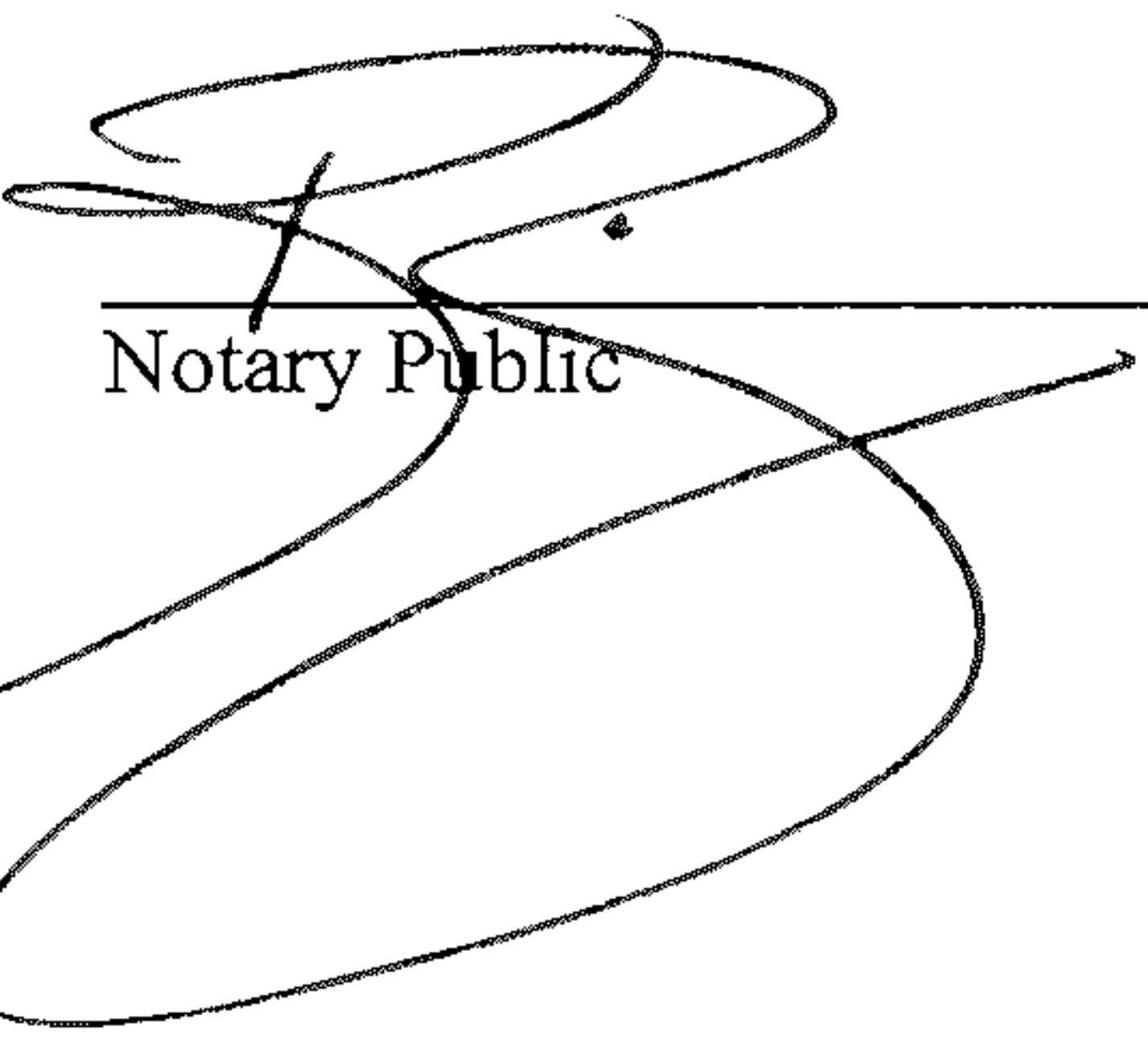
Bridgetopia Too, LLC, a Delaware Limited Liability Company

By: 
Misty M. Glass, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Misty M. Glass, whose name as Manager of Bridgetopia Too, LLC, a Delaware Limited Liability Company, 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/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 26th day of July, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2024 09:08:37 AM
\$95.00 JOANN
20240730000233950

