

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Coach Holdings LLC d/b/a Coach Property
Group

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$217,500.00), and other good and valuable consideration in hand paid to Kirtchuk Gadi, an unmarried person (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Coach Holdings LLC d/b/a Coach Property Group LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 137, according to the Survey of Old Ivy Subdivision Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded as Document Number 20051027000561200 and Map Book 36, page 6-A and page 6-B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provision contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.

Property Address: 119 Hollow Court, Calera, AL 35040

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

File No.: 2024-1003

Alabama Warranty Deed

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\$174,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the 3rd day of September, 2024

Kirtchuk Gadi

STATE OF ALABAMA Israel
~~COUNTY OF JEFFERSON~~ Katerln

I, the undersigned Notary Public in and for said County and State, hereby certify that Kirtchuk Gadi 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 3rd day of September, 2024.



Yael Sapena
 My Commission Expires: indefinitely

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

Grantor's Name Kirtchuk Gadi
 Mailing Address Kanaf Golan Height
KANAF, IL 12930-00

Grantee's Name Coach Holdings LLC
 Mailing Address 561 Reading Lane
Fultondale, AL 35068

Property Address 119 Hollow Court
Calera, AL 35040

Date of Sale 09 / 03 / 2024

Total Purchase Price \$217,500.00

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

☐ Appraisal
☐ Other: _____

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 9/3/2024

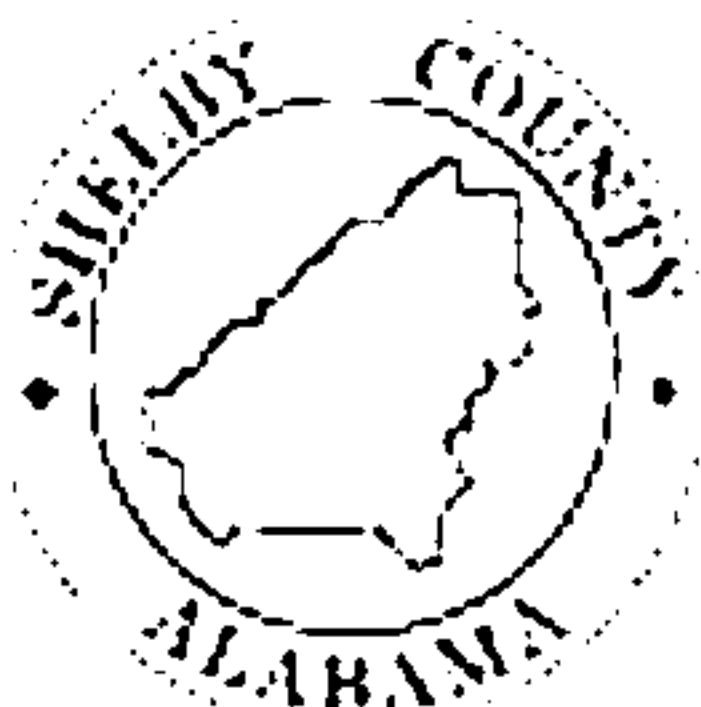
Print Stacy Johnson

Unattested

(verified by)

Sign

(Grantor/Grantee Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/10/2024 08:16:31 AM
 \$71.50 JOANN
 20240910000279910

Allen S. Bayl

Form RT-1