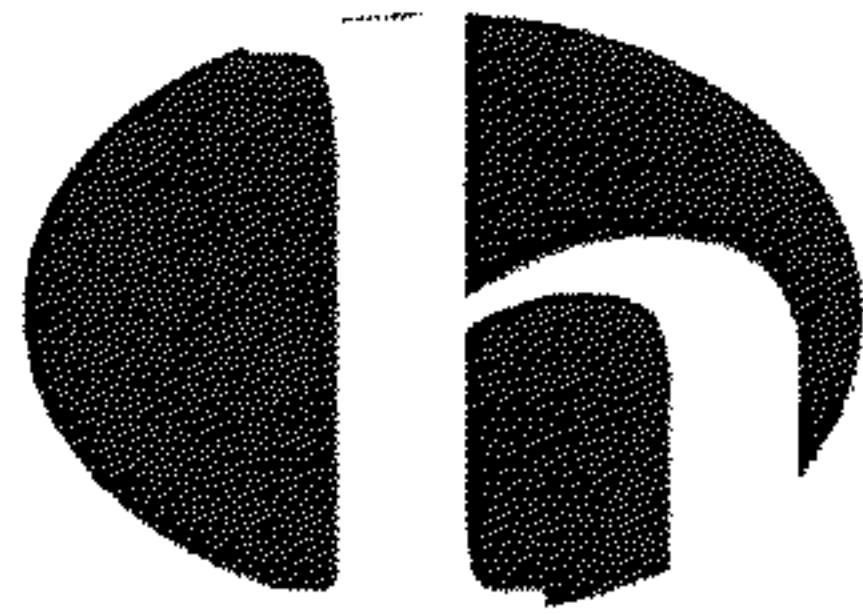


This Instrument Prepared By:

\$250,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

20170614000209770  
06/14/2017 12:58:30 PM  
DEEDS 1/5

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 (\$250,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I, **KIMBERLY GREEN, a single woman**, (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **MICHAEL LORINO and MELISSA LORINO** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument recorded in Instrument #20030815000539670, Instrument #20041014000566950, Instrument #20051222000659740 and Instrument #20060920000468120.
5. Easement granted Alabama Power Company by instrument recorded in Instrument #20060630000314940, Instrument #20050203000056210 and Instrument #20060828000422650.

6. Easement granted Level 3 Communications, LLC by instrument recorded in Instrument #2000-0007 and Instrument #2000-0671.
7. Easement granted Colonial Pipeline Company by instrument recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
8. Easements, covenants, conditions, restrictions, reservations and agreements recorded in Instrument #20040816000457750.
9. Notice of Final Assessment of Real Property as recorded in Instrument #20050209000065530.
10. Covenants, conditions, restrictions, liens and assessments set forth in Chelsea Park Improvements District Two Articles of Incorporation as recorded in Instrument #20041223000699630.
11. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument #20061229000634390 and Instrument #2008010700006980.
12. Covenants, conditions, restrictions, reservations of easements, general permit requirements and release from damages contained in deed from Park Homes, LLC to NSH Corp., as recorded in Instrument #20111207000368850.
13. Terms, conditions, obligations, rules, regulations and by-laws of Chelsea Park Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Book: LR200413, Page 8336, in the Probate Office of Jefferson County, Alabama.
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And I do for myself and for my heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that I am lawfully seized of an indefeasible estate in fee simple of said premises; that I am in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 10 day May, 2017.

Kimberly Green  
KIMBERLY GREEN

STATE OF Ohio  
COUNTY OF Union

I, the undersigned Notary Public, in and for said State, hereby certify that, **KIMBERLY GREEN, a single woman**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of May, 2017.  
(AFFIX NOTARIAL SEAL)

Marian G. Osolinski

NOTARY PUBLIC

State of Ohio

My Commission Expires 7-25-21



MARIAN G. OSOLINSKI

Notary Public, State of Ohio

My Commission Expires 7-25-21

**PROPERTY ADDRESS:**

161 Lake Chelsea Drive  
Chelsea, Alabama 35043

**GRANTEE'S ADDRESS:**

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

**GRANTOR'S ADDRESS:**

c/o Le Penn Center West  
2nd Floor  
Pittsburgh PA 15206

THIS DEED SHALL BE MADE EFFECTIVE ON June 13, 2017

EXHIBIT A

LOT 9-53, ACCORDING TO THE SURVEY OF CHELSEA PARK- 9<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, AND FILED FOR RECORD IN INSTRUMENT #20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 9<sup>TH</sup> SECTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED IN INSTRUMENT #20051222000659740 AND INSTRUMENT #20060920000468120, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Real Estate Sales Validation Form

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

Grantor's Name \_\_\_\_\_  
Mailing Address Kimberly Green  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Michael Jairo  
Mailing Address 161 Lake Chelsea Dr  
Chelsea AL 35043  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 161 Lake Chelsea Dr  
Chelsea AL 35043  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 6-13-17  
Total Purchase Price \$ 250,000  
or  
Actual Value \$ \_\_\_\_\_

20170614000209770 06/14/2017 12:58:30 PM DEEDS 5/5 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 6-13-17

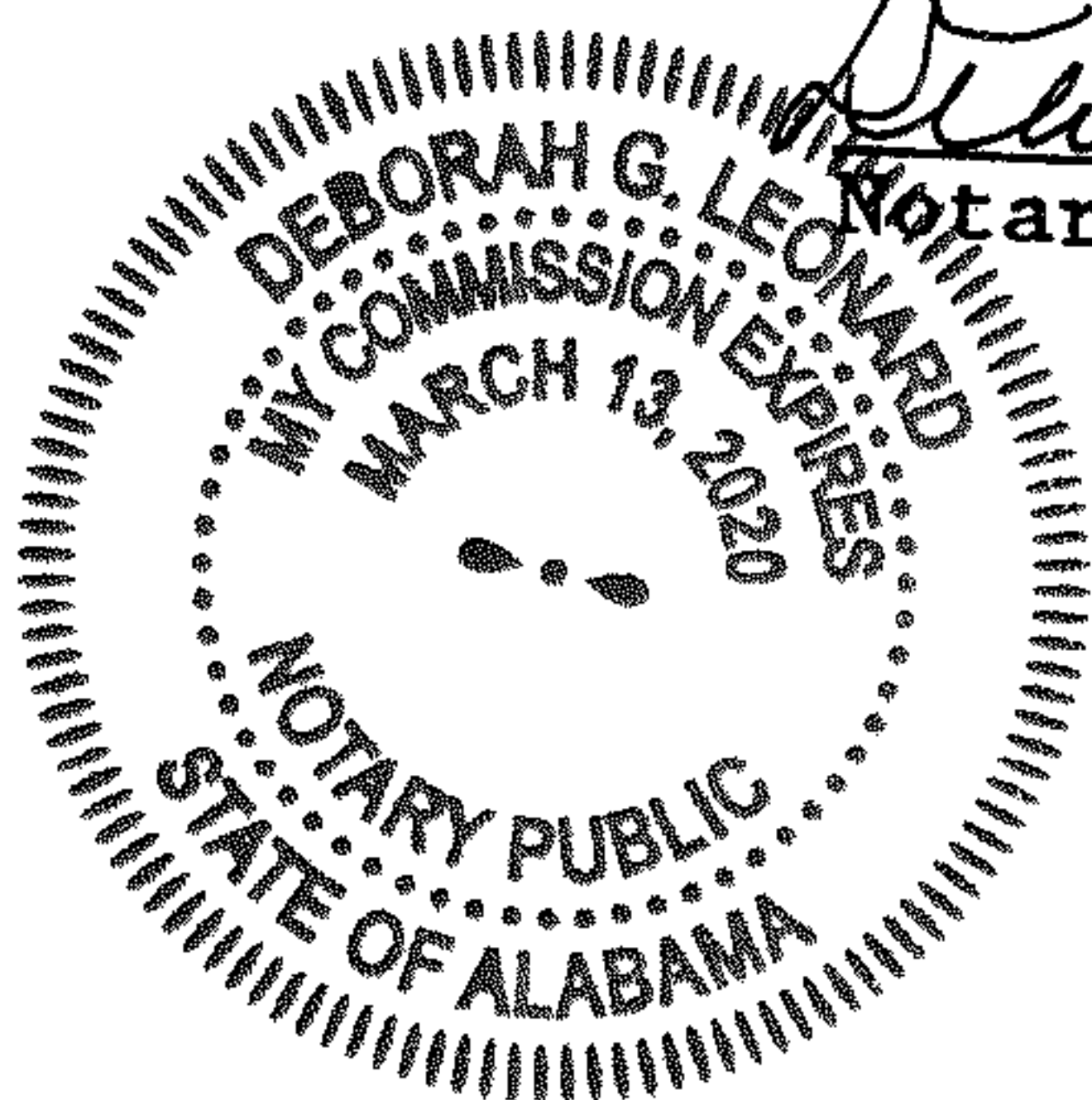
Print Heather Nelson

Unattested  
\_\_\_\_\_  
(verified by)

Sign Heather Nelson  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF June, 2017



Deborah G. Leonard  
Notary Public