

Send tax notice to:

Sherry Chao  
1096 Pine Valley Drive  
Calera, AL 35040  
HOV1900326

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) in hand paid to the undersigned, **David Messineo and Hannah R. Messineo, a married couple whose mailing address is: 9 Cottages Street; Gorham, NH 03581** (hereinafter referred to as "Grantor"), by **Sherry Chao** (hereinafter referred to as "Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 240, according to the Survey of The Reserve at Timberline Sector 4, Phase One, as recorded in Map Book 47, Page 97 A&B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS EXCEPTED.

**\$214,141.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor 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 to sell and convey the same as aforesaid; and 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.

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30<sup>th</sup> day of August, 2019.

  
David Messineo

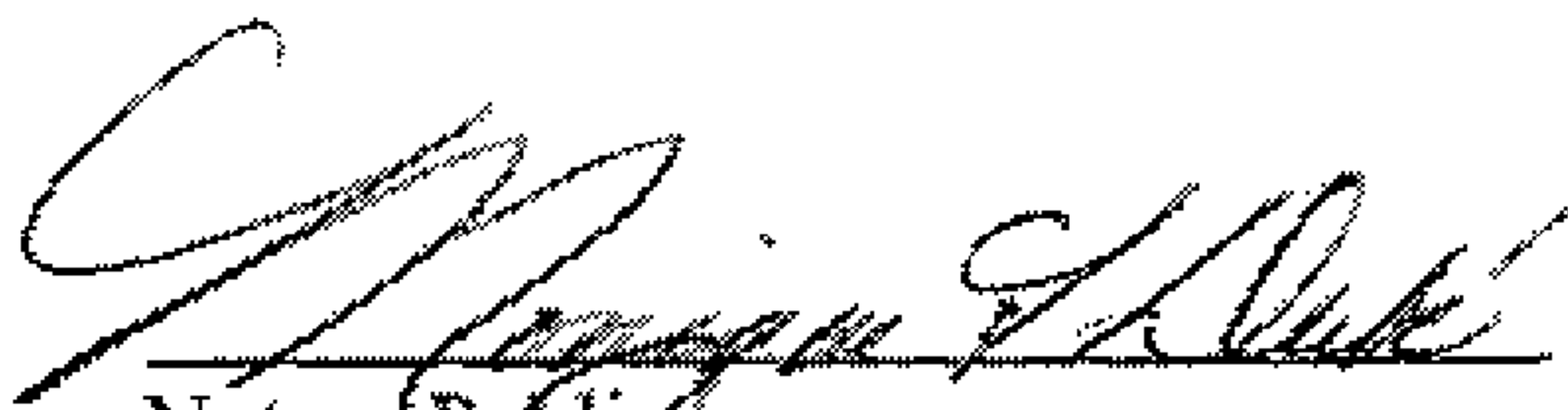
  
Hannah R. Messineo

*New Hampshire*  
STATE OF ~~ALABAMA~~  
COUNTY OF ~~JEFFERSON~~ *CAS*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Messineo and Hannah R. Messineo, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30<sup>th</sup> day of August, 2019.

Monique F. Dube  
Notary Public &  
Justice of the Peace  
State of New Hampshire  
My Commission Expires  
June 24, 2020

  
Notary Public  
Print Name: *Monique F. Dube*  
Commission Expires: *6-24-2020*

(Notary Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2019 08:20:25 AM  
\$26.00 CATHY  
20190904000325200

*Allen S. Bayl*