

Send tax notice to:  
Kennath S. Bomani  
108 Chesser Loop Rd.  
Chelsea, AL 35043  
BHM1901543

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 Fifty Thousand and 00/100 Dollars (\$250,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Matthew C. Gingrich and Katherine Gingrich**, husband and wife, and **Larry R. Gingrich**, a married man, whose mailing address is: 2306 E. 40<sup>th</sup> St., Savannah, GA 31404 (hereinafter referred to as "Grantor"), by **Kennath S. Bomani** (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 66, according to the Map and Survey of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**

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

**MINING AND MINERAL RIGHTS EXCEPTED.**

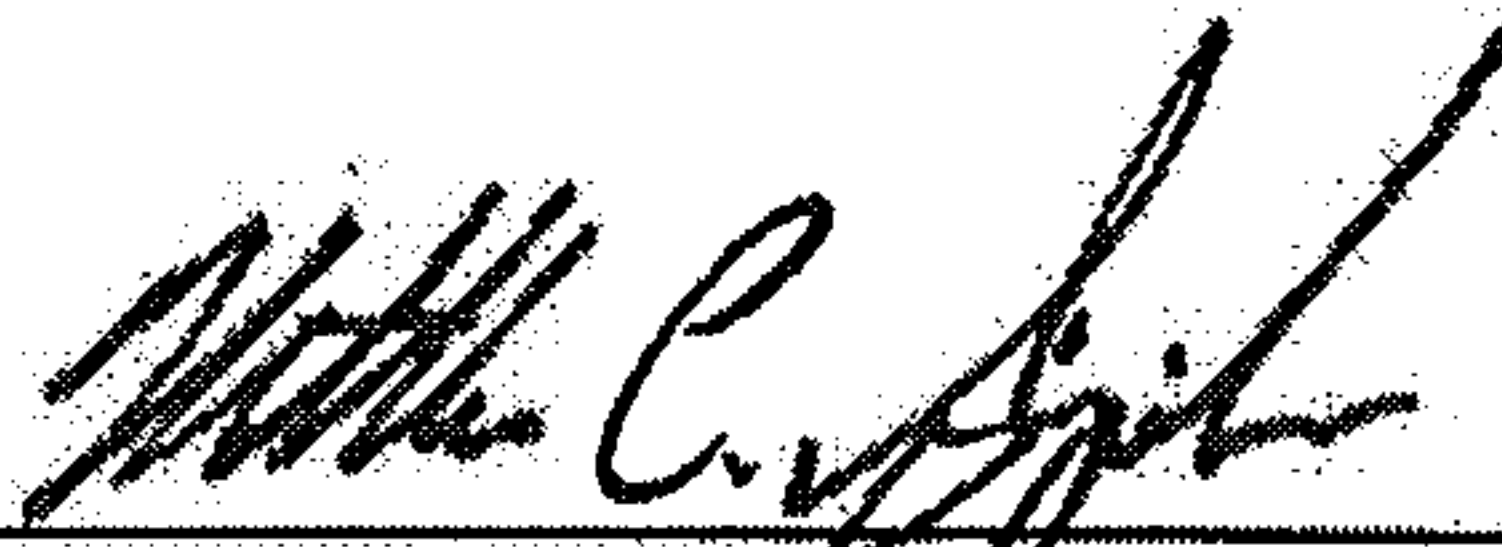
**\$245,471.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

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

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.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 19 day of December, 2019.

  
Matthew C. Gingrich

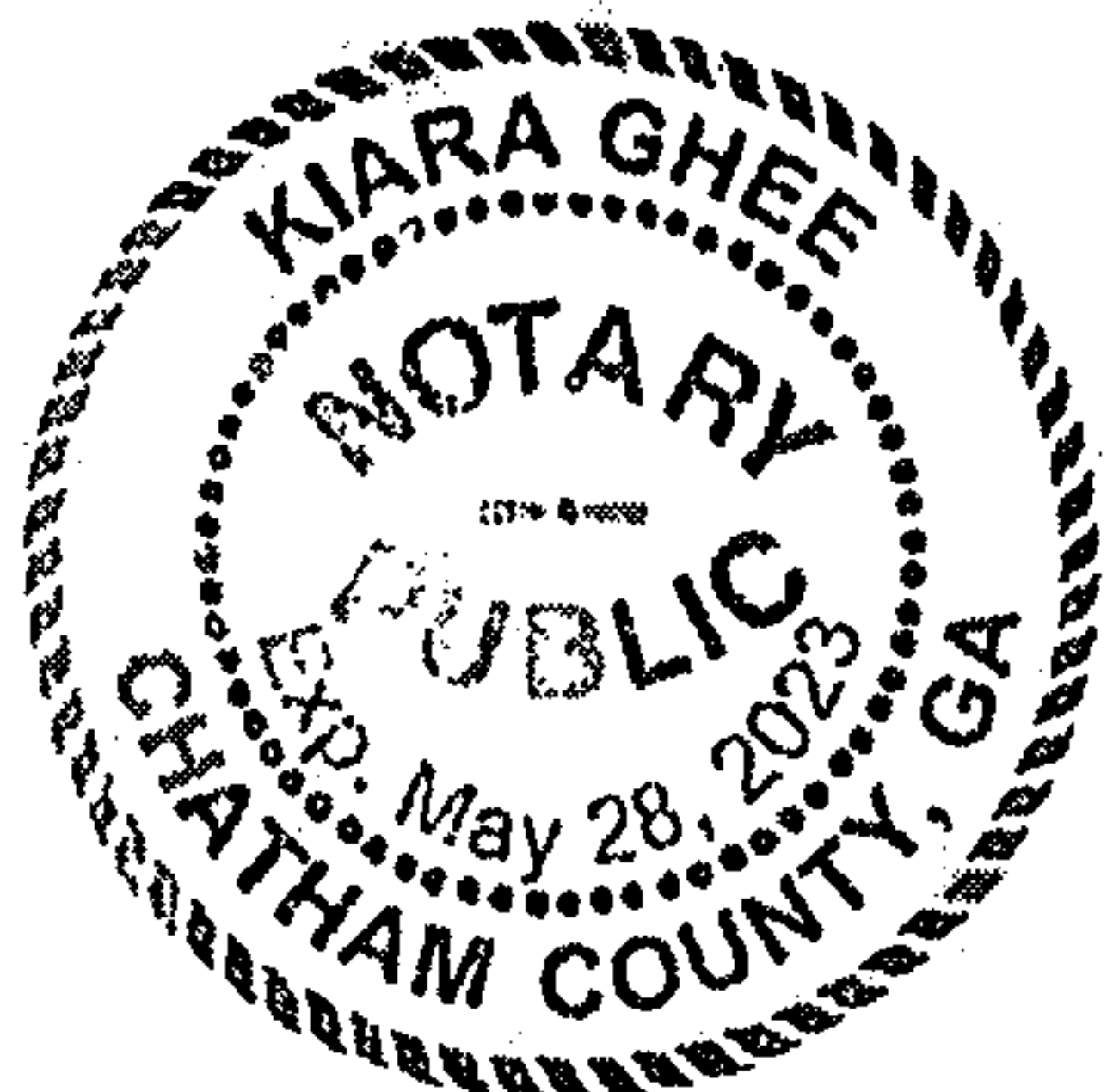
  
Katherine Gingrich


STATE OF GA

COUNTY OF Chatham

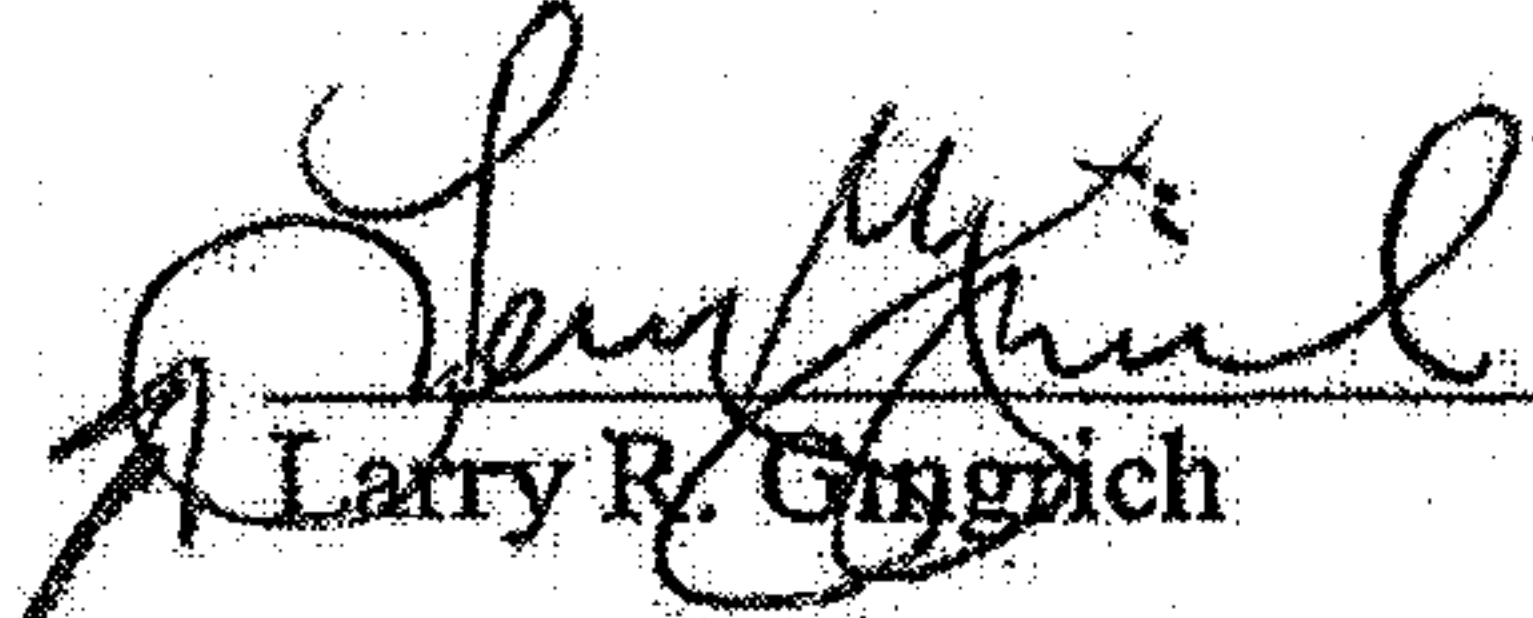
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew C. Gingrich and Katherine Gingrich, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said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

Given under my hand and official seal this, the 19 day of December, 2019.



  
Notary Public  
Print Name: Kiara Ghee  
Commission Expires: 05/28/2023

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 12/19/19 day of December, 2019.

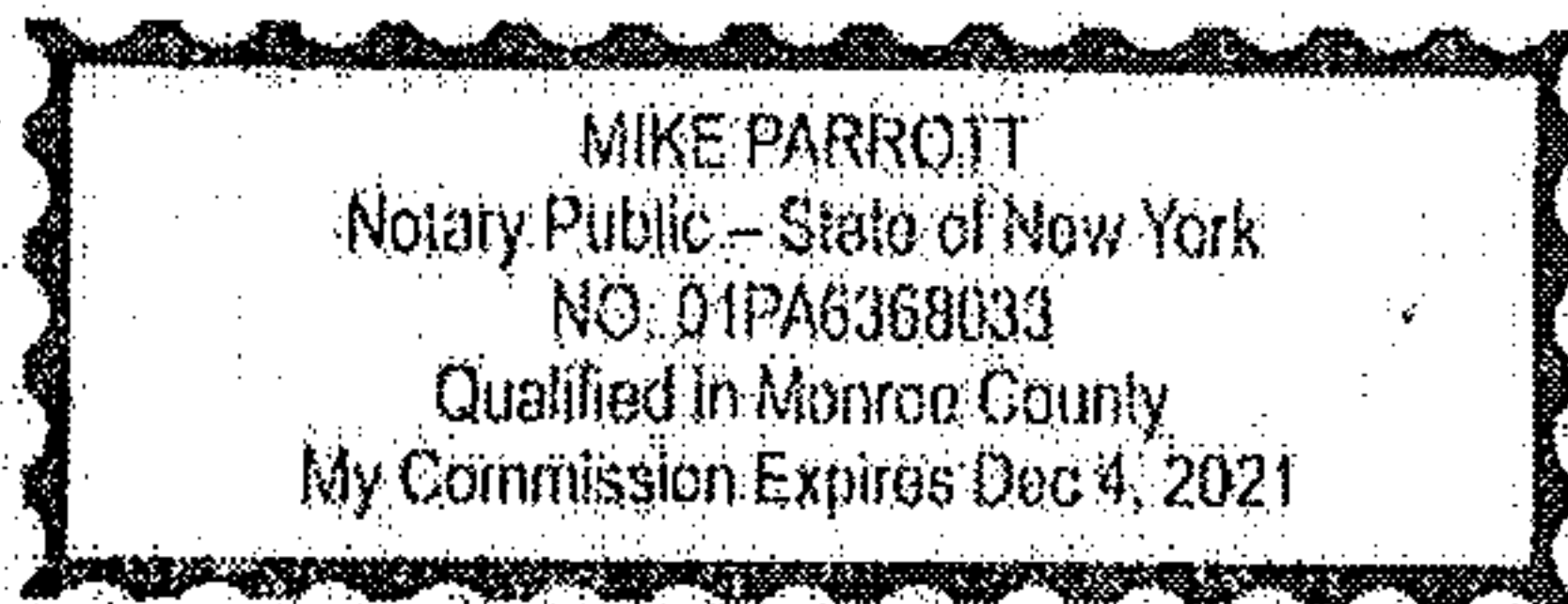
  
Larry R. Gingrich


STATE OF NY

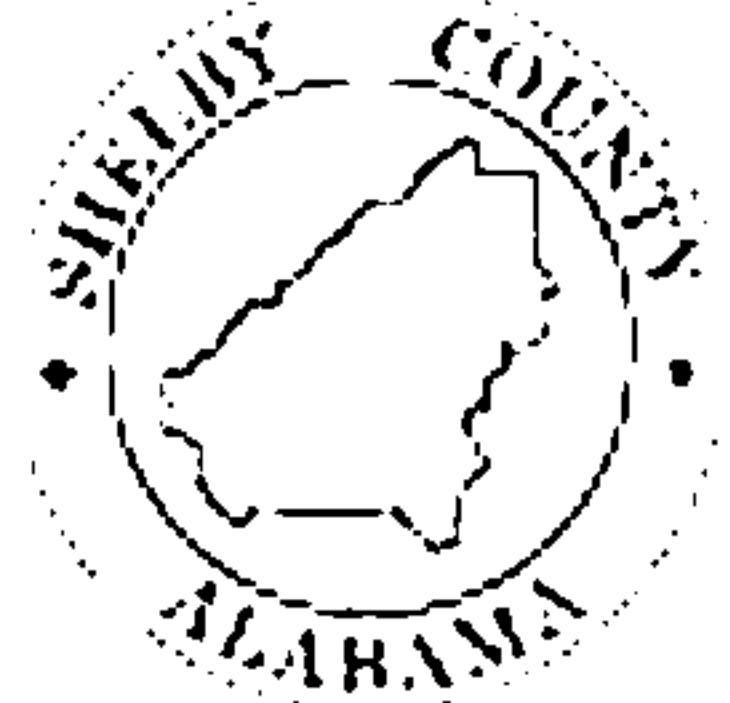
COUNTY OF SALE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry R. Gingrich, 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 19 day of DECEMBER, 2019.



  
Notary Public  
Print Name: MIKE PARROTT  
Commission Expires: 12/04/2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2019 04:12:02 PM  
\$33.00 CHERRY  
20191227000480110

Allie S. Bayl