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10/10/2022 09:58:07 AM
DEEDS 1/3

Send Tax Notice to:

Christopher Jacob Messersmith and
Julianna Marie Messersmith

1825 Chandamont Circle
Pelham AL 35124

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-4112**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$292,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Douglas Allen Pike and Cruz Haydee Pike, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

316 Tecumseh Street, Montevallo, AL 35115

by **Christopher Jacob Messersmith and Julianna Marie Messersmith (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1825 Chandamont Circle, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1825 Chandamont Circle, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.

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

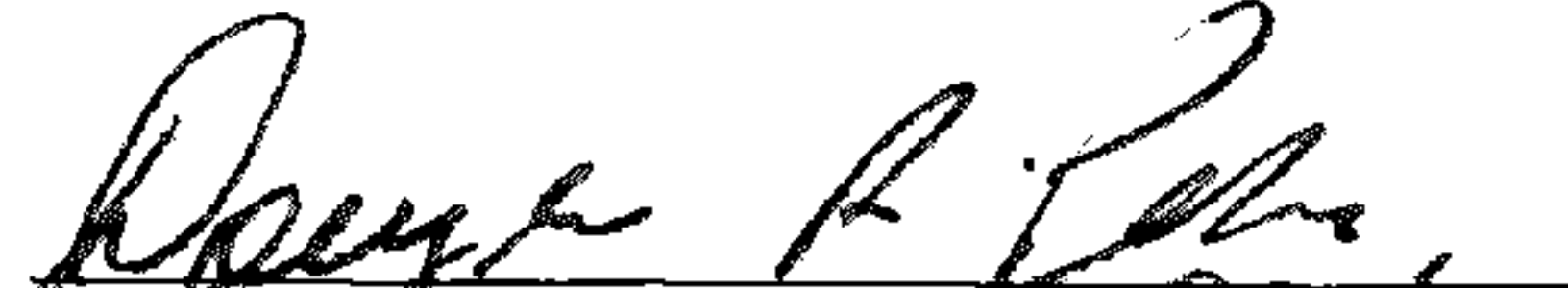
MINING AND MINERAL RIGHTS EXCEPTED.

\$248,625.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

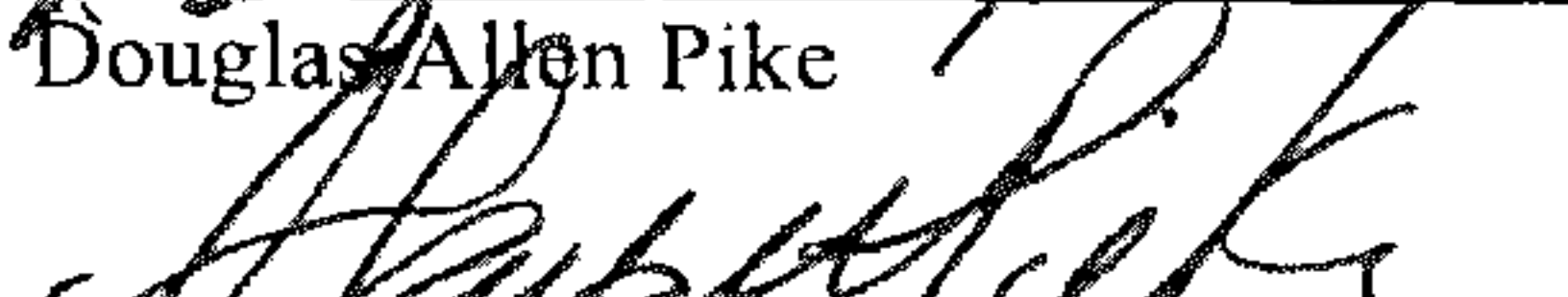
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), 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 sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7 day of October, 2022.



Douglas Allen Pike

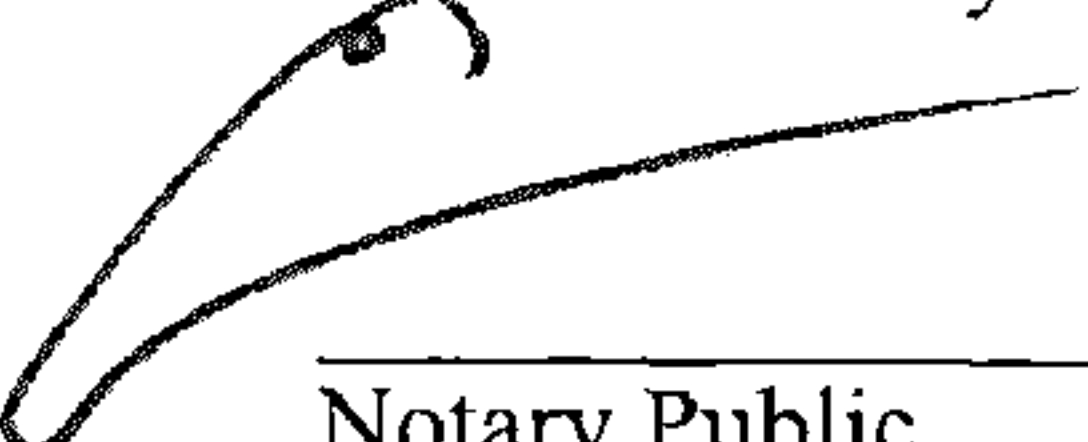


Cruz Haydee Pike

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Douglas Allen Pike and Cruz Haydee Pike**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of October, 2022.



Notary Public

Printed Name

My Commission Expires:

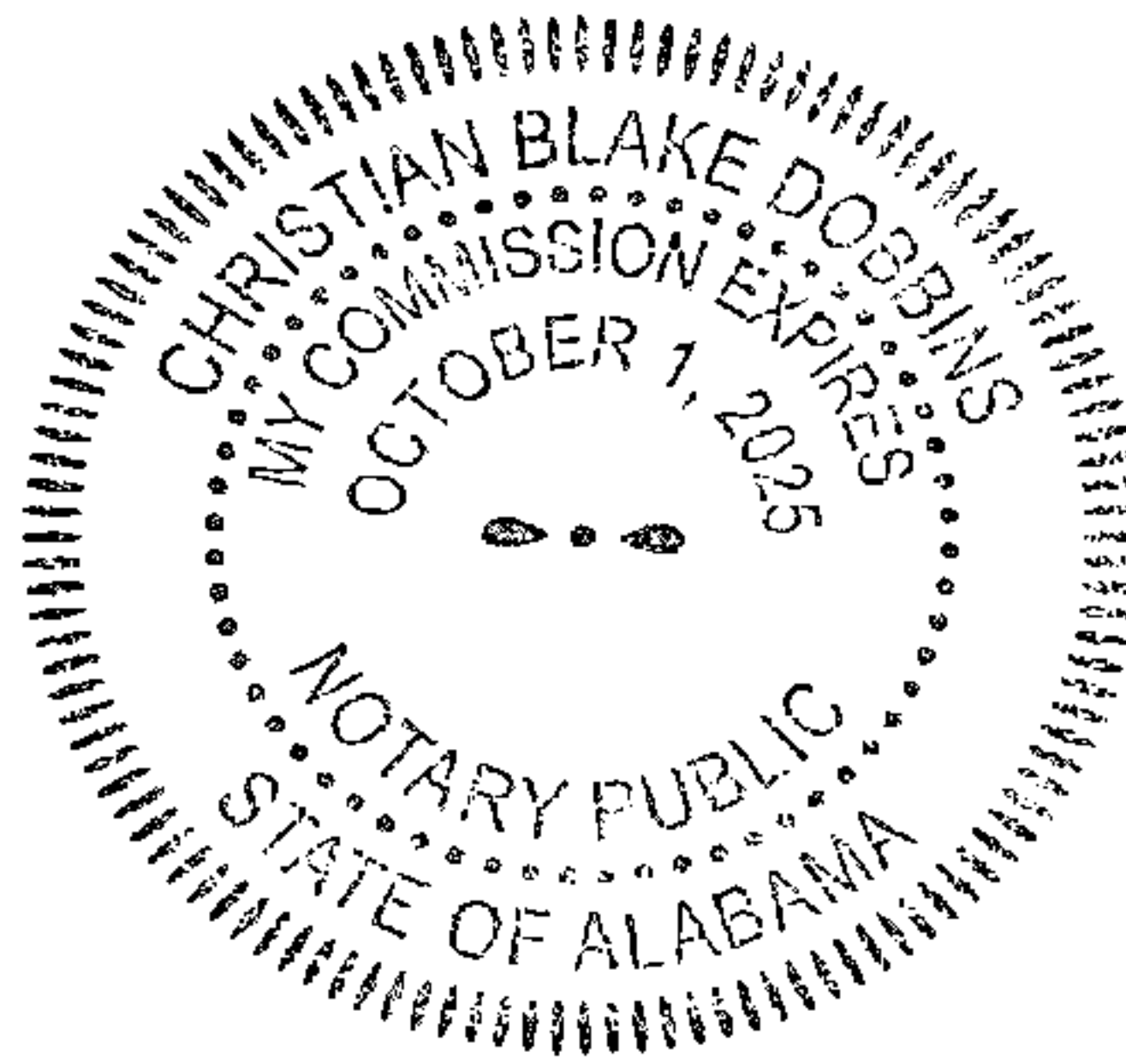


EXHIBIT A

Property 1:
Parcel I:

Lot 45, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5 Page 106 in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the northeast corner of Lot 45, Chandalar South, First Sector, as recorded in Map Book 5, page 106 in the Probate Office of Shelby County, Alabama; thence run southeasterly 150 feet to the southwest corner of said Lot 45 to the point of beginning; thence continue along the last described course a distance of 20 feet to a point; thence turn an angle to the left of 90 degrees and run northeasterly a distance of 87.26 feet to a point, thence turn an angle to the left of 74 degrees and run northwesterly a distance of 20.81 feet to the southeast corner of said Lot 45; thence turn an angle to the left of 106 degrees and run southwesterly a distance of 92.99 feet to the southwest corner of Lot 45, said point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 09:58:07 AM
\$72.00 BRITTANI
20221010000384270

Allen S. Bayl