

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0435

Send Tax Notice To: Elizabeth Ngatia
Richard Thuo Charagu
313 Union Station Dr.
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty One Thousand Eight Hundred Ninety Four Dollars and No Cents (\$261,894.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Valor Communities, LLC, an Alabama Limited Liability Company, whose mailing address is 160 Whitney Street, Fayetteville, GA 30214** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Elizabeth Ngatia and Richard Thuo Charagu, whose mailing address is 313 Union Station Dr., Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 313 Union Station Dr., Calera, AL 35040**; to wit;

Lot 326, Union Station Phase III, as recorded in Map Book 47, Page 14, in the Probate Office of Shelby County, Alabama.

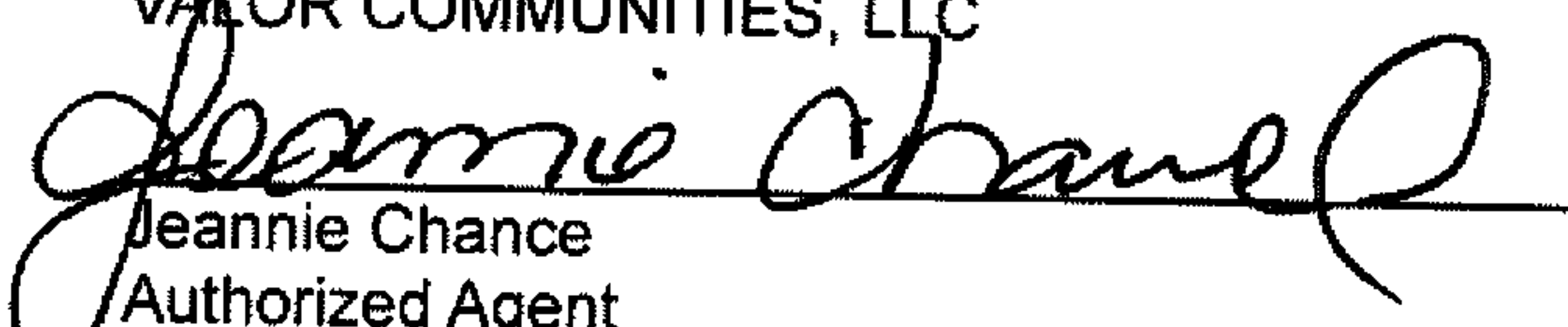
Subject to: Easements, Restrictions and Right-of-Way of record.

\$248,320.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this 30th day of April, 2021.

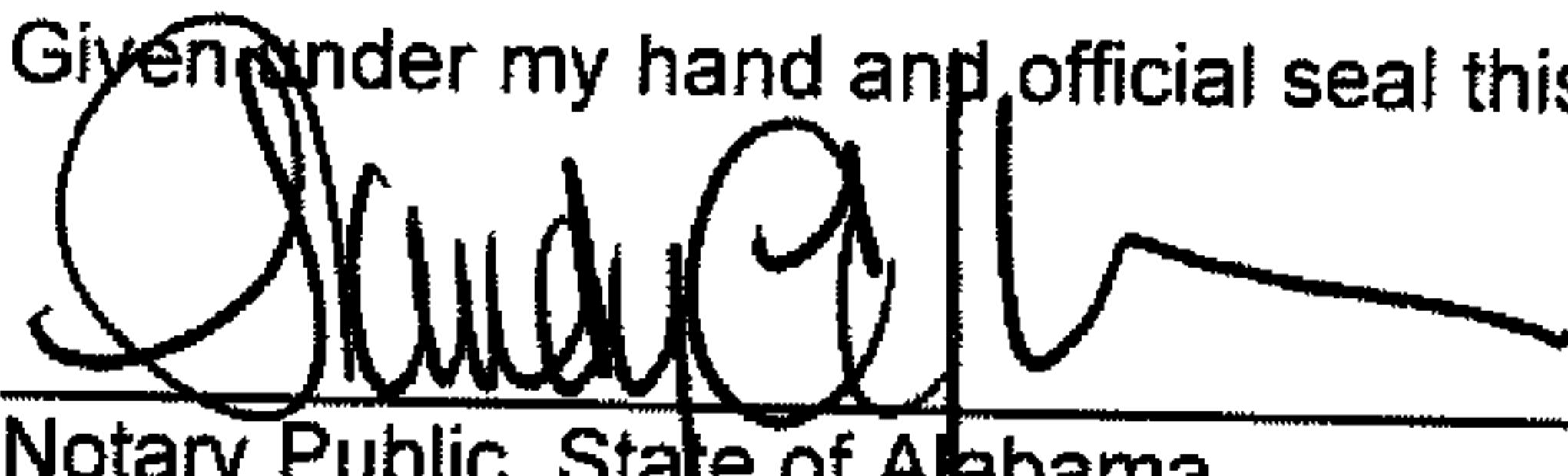
VALOR COMMUNITIES, LLC

Jeannie Chance
Authorized Agent

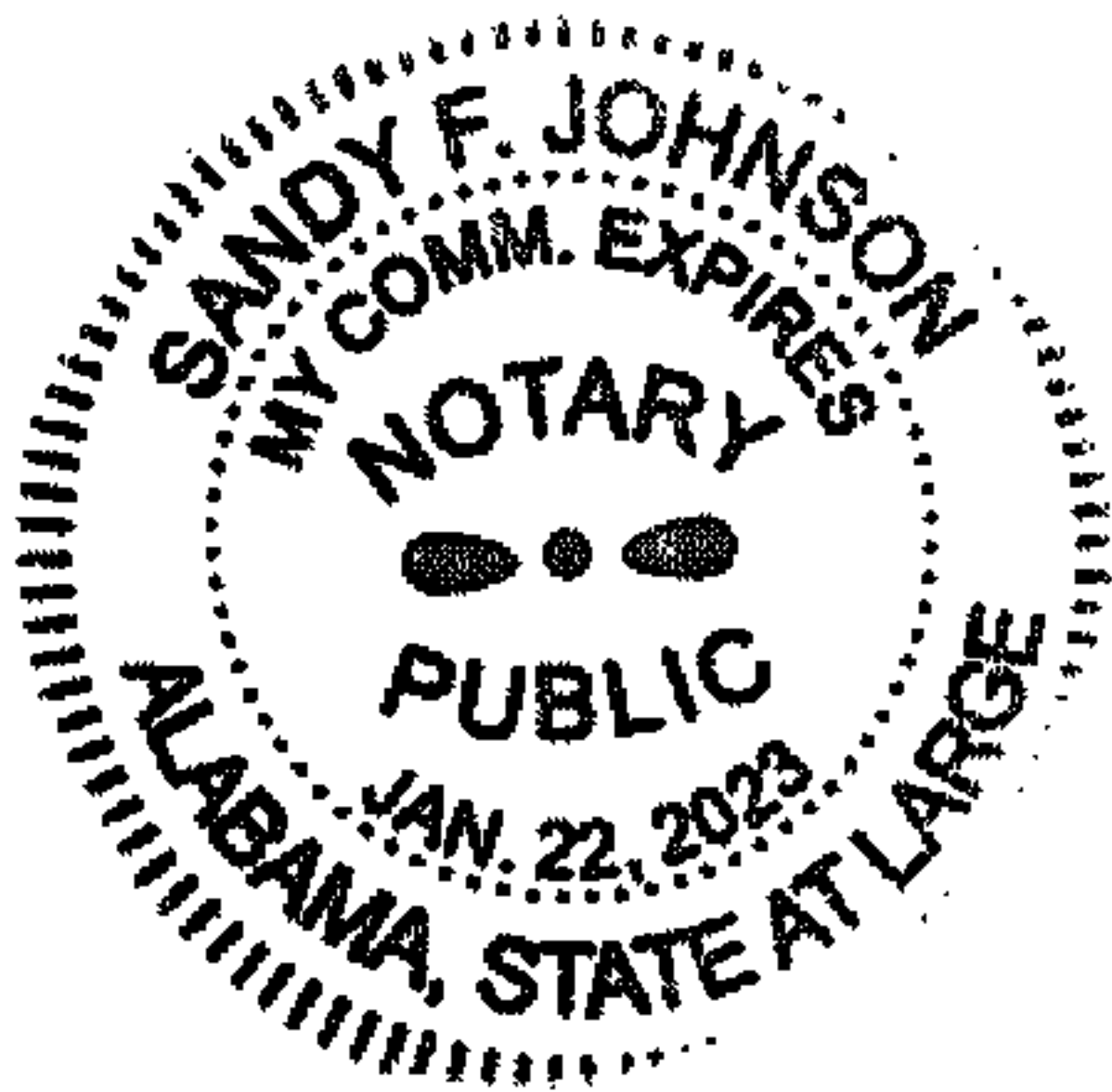
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Jeannie Chance, whose name(s) as Authorized Agent of Valor Communities, LLC 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 the foregoing conveyance she as such Authorized Agent and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2021 02:27:56 PM
\$36.00 JOANN
20210505000224540

Allen S. Bayl