



This instrument was prepared by :  
YVONNE GREEN DAVIS, P.C.  
2100 First Avenue North

Send Tax Notice To:  
Kinuthia/Rosa and Kinuthia/Shadrack

LandMark Center, Suite 550  
Birmingham, AL 35203

849 Savannah Lane  
Calera, AL ~~35240~~ 35040 *RB*

**WARRANTY DEED Jointly For Life With Right of Survivorship**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) to the undersigned grantor Samuel S. Bentrup and Lauren Bentrup s, in hand paid by the grantee s herein, the receipt where is acknowledged, I or we, Samuel S. Bentrup, a married man, and Lauren Bentrup, a married woman, as spouses

(herein referred to as grantors, do hereby grant, bargain, sell and convey unto <sup>Rose</sup> ~~Rosa~~ Kinuthia, a married woman, and Shadrack Kinuthia, a married man, as spouses;

(herein referred to as grantees, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 4, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, ALABAMA.

Subject to : (1) Taxes for the year 2004 and subsequent years;

\* This deed is being recorded simultaneously with a purchase Money Mortgage in the amount of \$135,000.  
**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 his, her or their heirs and assigns forever.

And said grantors I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators, successors and assignns shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we), the said grantors, who is authorized to execute this conveyance, have hereunto set my (our) hand(s) and seal(s) this 22nd day of September, 2004.

Samuel S. Bentrup (Seal)  
Samuel S. Bentrup

Lauren Bentrup (Seal)  
Lauren Bentrup

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Yvonne Green Davis, a Notary Public in and for the said County, in said State, hereby certify that Samuel S. Bentrup, a married man, and Lauren Bentrup, a married woman, as spouses whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 22nd day of September, 2004.

Yvonne Green Davis  
Yvonne Green Davis

My COMMISSION EXPIRES :April 28, 2005