


Send Tax Notice To:  
Peter M. Mugambi  
Eunice Mugambi  
773 Reach Crest  
Birmingham, AL 35242

  
20050708000344480 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/08/2005 03:51:55PM FILED/CERT

FRS File No.: 436876

Customer File No.: 1662087

### WARRANTY DEED

THE STATE OF Alabama }  
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-Seven Thousand and No/100's-----(\$167,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Suzanne Moore, a single woman, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto  
of  
Peter M. Mugambi and Eunice Mugambi

(herein referred to as GRANTEE), their heirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 69, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58 A & B, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.  
All of the purchase price recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.  
For ad valorem tax appraisal purposes only, the address of the property is 773 Reach Crest, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever, as joint tenants with rights of survivorship

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all

*Clay*

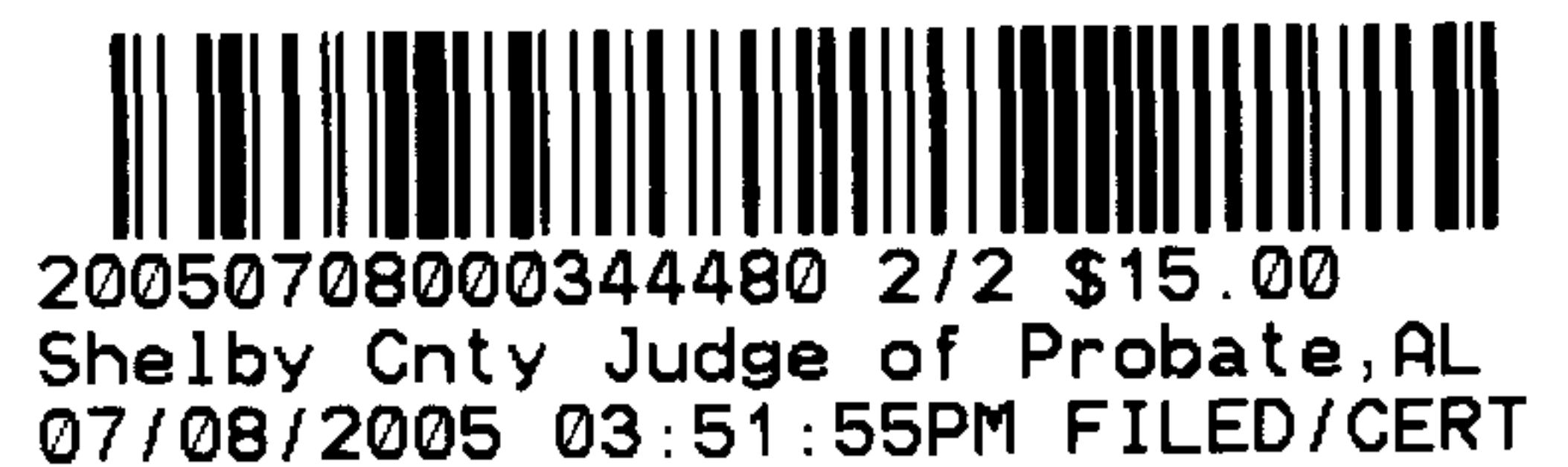
encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, theirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, theirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 17th day of June, 2005, \_\_\_\_\_.

Suzanne Moore (Seal)  
Suzanne Moore

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

THE STATE OF Alabama }  
COUNTY OF Jefferson }



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Suzanne Moore Single (fill in marital status) whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 17<sup>th</sup> day of June, 2005.

Samuel A. Sumner (Seal)

Notary Public  
**MY COMMISSION EXPIRES  
OCTOBER 25, 2008.**

My Commission Expires \_\_\_\_\_

THE STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_ (fill in marital status) whose name 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 conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public (Seal)

My Commission Expires \_\_\_\_\_