

NO CERTIFICATION MADE AS TO TITLE

8/30/2008

This instrument was prepared by

(Name) David F. Ovson, LLC
1130 South 22nd Street
Ridge Park Building Ste. 4800
(Address) Birmingham, AL 35205

Send Tax Notice To: Nelson Mwangi
name
126 Ashby Street
address
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) Dollars***** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Nelson Mwangi and Susan Kioni, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Nelson Mwangi and Susan Kioni

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 114, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2008, which are a lien, but not yet due and payable until October 1, 2008.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

20080703000271220 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/03/2008 11:57:34AM FILED/CERT

Shelby County, AL 07/03/2008
State of Alabama
Deed Tax: \$1.00

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 noted 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 shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of July, 2008.

(Seal)

Nelson Mwangi (Seal)
Nelson Mwangi
Susan Kioni (Seal)
Susan Kioni
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned Nelson Mwangi and Susan Kioni, husband and wife, a Notary Public in and for said County, in said State, hereby certify that whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2008 A.D., 2008

David F. Ovson
Notary Public
Notary Public Seal
Notary Public Seal
Notary Public Seal
Notary Public Seal