

This instrument was prepared by

Send Tax Notice To: Holly DelFavero

(Name) Larry L. Halcomb

name

773 Reach Crest

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242-8640

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$155,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Peter M. Mugambi and wife, Eunice Mugambi

(herein referred to as grantors) do grant, bargain, sell and convey unto Holly DelFavero and husband, Carl David DelFavero

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, 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, in the Probate Office of Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2009.

Subject to restrictions, easements and building lines, of record.

\$ 147,079.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, 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 28th
day of August, 2009.

Deed Tax : \$8.00

____ (Seal)

Peter M. Mugambi (Seal)
Peter M. Mugambi

____ (Seal)

Eunice Mugambi (Seal)
Eunice Mugambi

____ (Seal)

____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Peter M. Mugambi and wife, Eunice Mugambi
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 28th day of August A.D., 2009

Larry L. Halcomb

Notary Public