

Send tax notice to:


MARY W. MWANGI
109 CAMBRIDGE LANE
ALABASTER, AL, 35007

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012540

WARRANTY DEED


20121129000458020 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/29/2012 03:03:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand and 00/100 Dollars (\$139,000.00) in hand paid to the undersigned, KENNETH J. CLAUSE and AMANDA L. CLAUSE, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by MARY W. MWANGI AND PATRICK W. MWANGI (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, 2ND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. EASEMENTS TO PLANTATION PIPE LINE COMPANY AS RECORDED IN DEED BOOK 212, PAGE 621; DEED BOOK 212, PAGE 627; DEED BOOK 213, PAGE 128, DEED BOOK 213, PAGE 130; DEED BOOK 213, PAGE 132, DEED BOOK 213, PAGE 134 AND DEED BOOK 217, PAGE 247.
4. EASEMENTS TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 99, PAGE 480.
5. EASEMENT TO THE CITY OF ALABASTER AS RECORDED IN DEED BOOK 282, PAGE 500.
6. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 280, PAGE 330, AND AS SHOWN BY CONDEMNATION PROCEEDINGS AS SET FORTH IN LIS PENDENS BOOK 4, PAGE 659.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1993-28814; INSTRUMENT NO. 1994-1197 AND INSTRUMENT NO. 1994-16789.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT ON. 1993-38501, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$135,327.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2ND day of NOVEMBER, 2012.

*Kenneth J. Clause by
and through his
attorney in fact Teresa Stahl*

KENNETH J. CLAUSE

BY AND THROUGH HIS ATTORNEY IN FACT,
TERESA STAHL

*Amanda L. Clause by
and through her attorney
in fact Teresa Stahl*

AMANDA L. CLAUSE

BY AND THROUGH HER ATTORNEY IN
FACT, TERESA STAHL

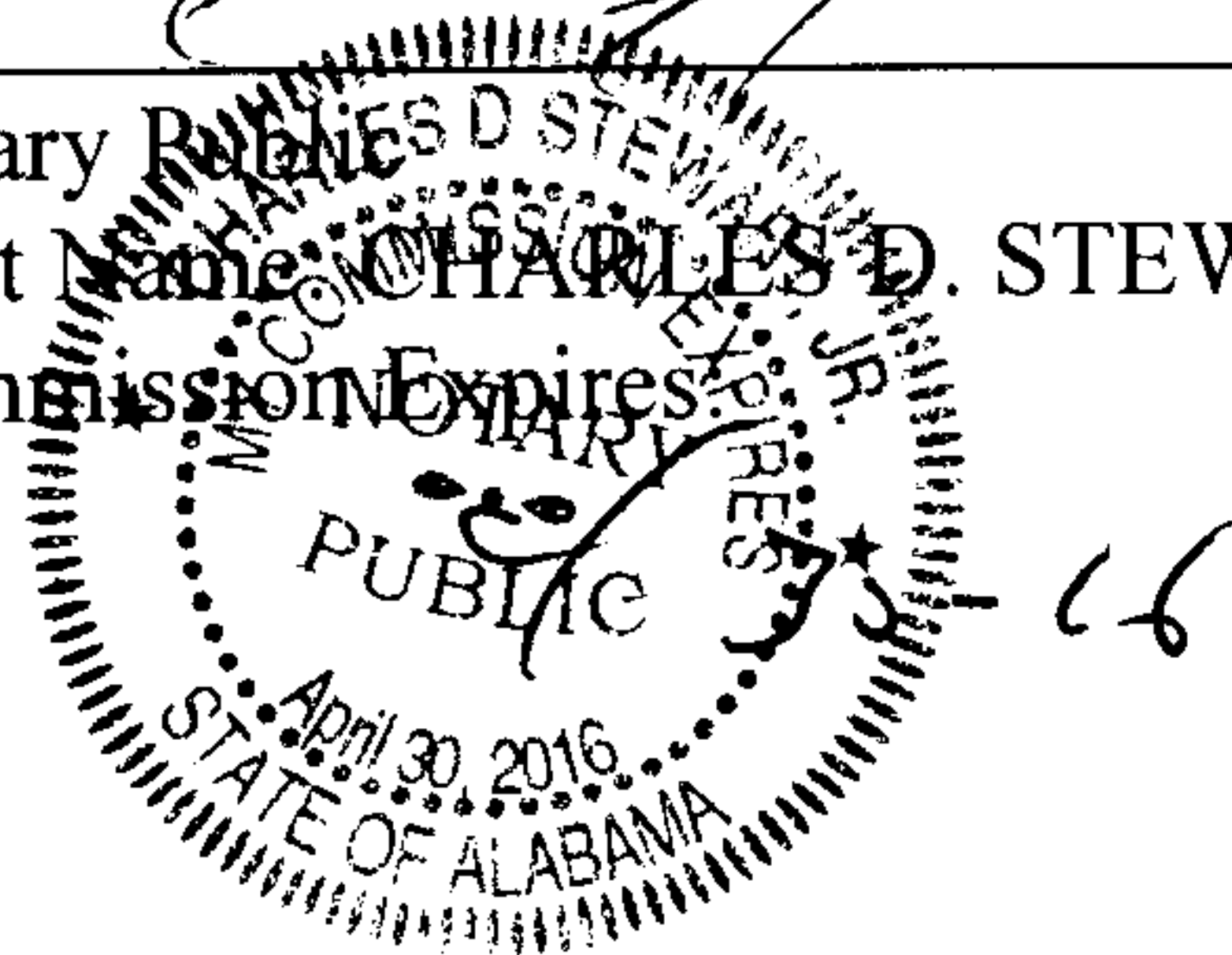
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that TERESA STAHL, whose name as Agent and Attorney in fact for KENNETH J. CLAUSE and AMANDA L. CLAUSE, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for KENNETH J. CLAUSE and AMANDA L. CLAUSE on the day the same bears date.

Given under my hand and official seal this the 2ND DAY OF NOVEMBER, 2012.

[NOTARIAL SEAL]

[Signature]
Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 4/30/2016



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth Chase Grantee's Name Mary W. Mwangi
 Mailing Address 15 Summerlin Dr. Mailing Address 109 Cambridge Ln.
La Place Alabama
LA 70062 AL 35007

Property Address 109 Cambridge Ln. Date of Sale 11-2-12
Alabama Total Purchase Price \$ 139,000.
AL 35007
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-2-12

Print

Mary W. Mwangi

Unattested

Sign

Mary W. Mwangi
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF November, 2012.



20121129000458020 3/3 \$22.00
 Shelby Cnty Judge of Probate, AL
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