



20130111000015980 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/11/2013 02:24:40 PM FILED/CERT

**WHEN RECORDED RETURN TO:
EASTERN ATLANTIC TITLE SERVICES INC
7651-A ASHLEY PARK COURT #401
ORLANDO FL, 32835**

Document Prepared By:
**Dennis I Hays, Attorney at Law
2149 Partridge Berry Road
Birmingham, Alabama 35244**

Send Tax Notice To:
**Charles Nyauma
108 Tradewinds Circle
Alabaster, AL 35007**

Source of Title: Instrument Number: 20030318000163490

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

**STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS,****

THAT IN CONSIDERATION OF **Ten and 00/100 Dollars (\$ 10.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of which is acknowledged, I or we, **CHARLES NYAUMA and AMINA HASSAN (a/k/a/ AMINA NYAUMA), husband and wife**, (herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto **CHARLES NYAUMA and AMINA NYAUMA, husband and wife**, (herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY County, Alabama** to wit:

LOT 36, ACCORDING TO THE SURVEY OF THIRD SECTION, PORT SOUTH, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED FROM MICHAEL J. PEGUSKY AND REBEKAH A. PEGUSKY, HUSBAND AND WIFE TO CHARLES NYAUMA AND AMINA HASSAN, BY DEED, DATED 3/14/2003, RECORDED ON 3/18/2003 IN INSTRUMENT NUMBER 20030318000163490 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

Commonly known as: 108 Tradewinds Circle Alabaster, AL 35007

Date Acquired: 3/14/2003

Parcel ID #: 13-7-26-2-001-003.041

2012 Taxes were PAID on 11/19/2012 in the amount of \$ 654.52.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 0.00 of the above consideration paid from the proceeds of purchase money closed herewith.

12-4586



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TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

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

This Deed prepared without the benefit of a title search to change the name of the wife **AMINA HASSAN (a/k/a/ AMINA NYAUMA)**'s name on recorded title.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 27 day of Dec, 2012.

GRANTOR(S)

Charles Nyauuma (SEAL)
CHARLES NYAUMA

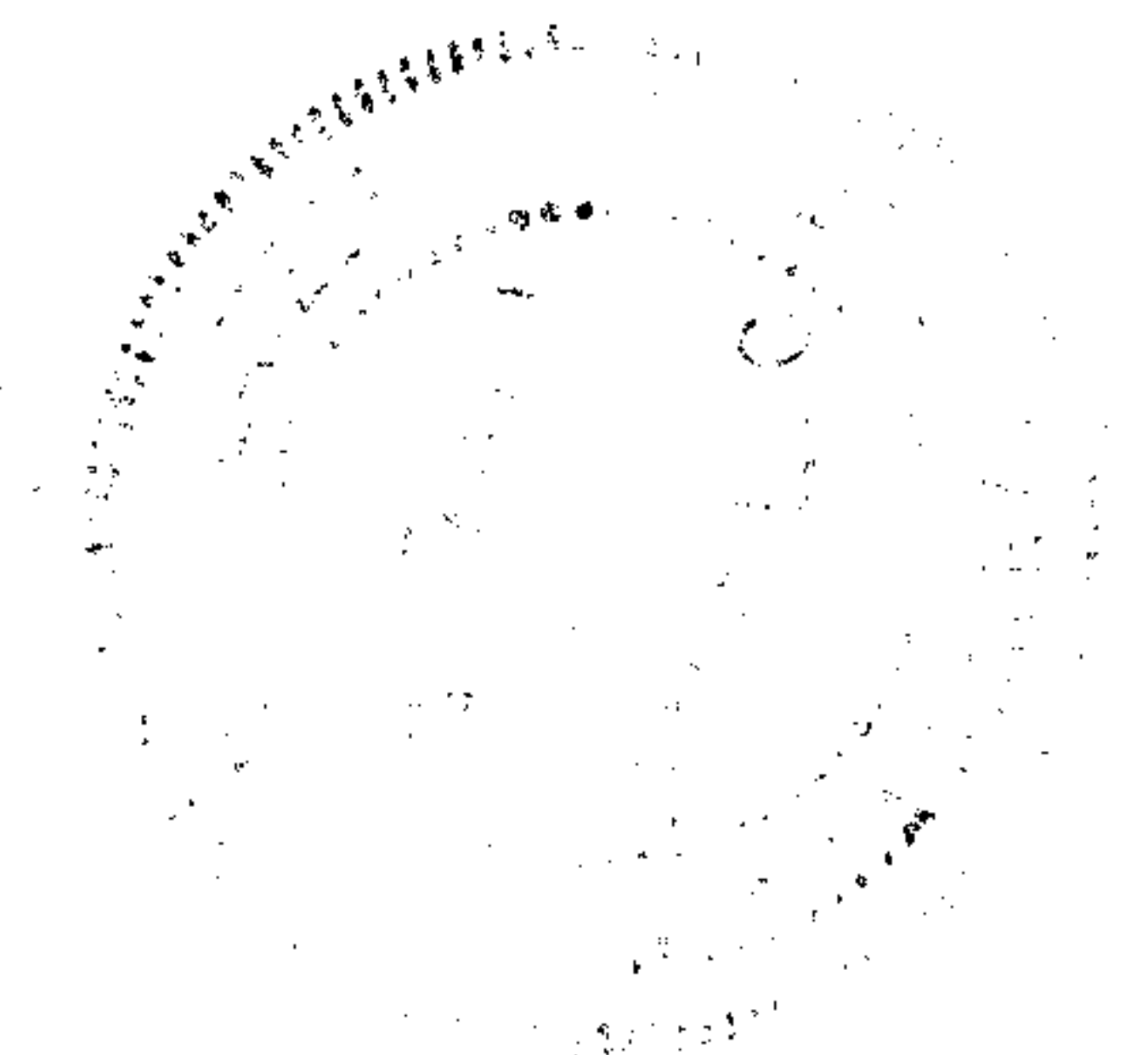
Amina Nyauuma (SEAL)
AMINA HASSAN (a/k/a/ AMINA NYAUMA)

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned notary public in for and said State, hereby verify that **CHARLES NYAUMA and AMINA HASSAN (a/k/a/ AMINA NYAUMA), husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 27 day of Dec, 2012.

Rona Latford
 Notary Public
 My commission expires: 08-21-14



Real Estate Sales Validation Form

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

Grantor's Name Charles Nyauma
Mailing Address Amina Hassan
108 Tradewinds Circle
Alabaster AL 35007

Grantee's Name Charles Nyauma
Mailing Address Amina Nyauma
108 Tradewinds Circle
Alabaster AL 35007

Property Address 108 Tradewinds Circle
Alabaster, AL 35007

Date of Sale 12/27/12

Total Purchase Price \$ 0

or

Actual Value

\$

or

Assessor's Market Value \$ 128,800.00



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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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Changing Amina's name to
her married name

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 12/27/12

Print

Clara Rivera

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1