

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Forty Four Thousand, Nine Hundred and no/100's Dollars (\$144,900.00)** to the undersigned grantors,

**R. Scott McDanal and wife, Terri F. McDanal**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Isaac Ngugi and Beatrice Mbugua**


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

**Lot 21, Block 3, according to the Survey of Southwind First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. All taxes for the year 2014 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. Reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 6, Page 72.**
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.**
- 8. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated September 23, 2013 and recorded on October 2, 2010 in Instrument 20131002000394990, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.**
- 9. 35' building line on southerly and westerly sides as shown on recorded Map Book 6, Page 72.**

Shelby County, AL 06/02/2014  
State of Alabama  
Deed Tax: \$3.00

  
20140602000163590 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/02/2014 09:31:58 AM FILED/CERT

10. 10' easement on northerly side as shown on recorded Map Book 6, Page 72.
11. Easement granted to Alabama Power Company by instrument as recorded in Volume 309, Page 370.
12. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 14, Page 23 in the Probate Office of Shelby County, Alabama.
13. Agreement with Alabama Power Company recorded in Misc. Volume 14, Page 769, in the Probate Office of Shelby County, Alabama.
14. Easement for Alabama Power Company as recorded in Volume 299, Page 120.

**\$142,274.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith**

TO HAVE AND TO HOLD, to 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 or more grantees 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.

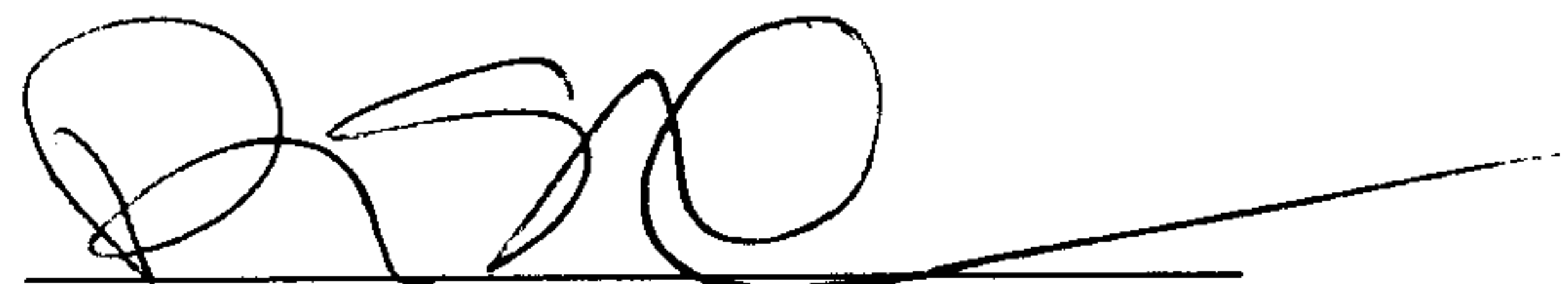
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

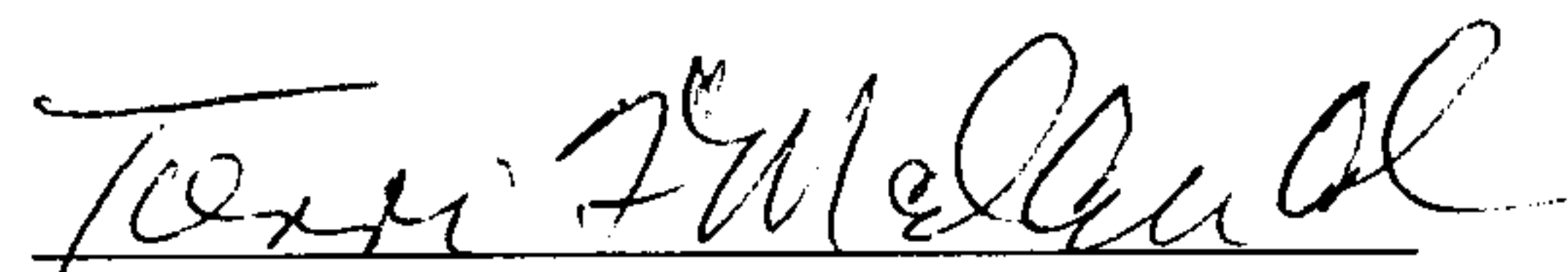
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 29th day of May, 2014.


WITNESS:

\_\_\_\_\_

\_\_\_\_\_

  
R. Scott McDanal

  
Terri F. McDanal

  
20140602000163590 2/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/02/2014 09:31:58 AM FILED/CERT

*Notary Acknowledgement on next page*

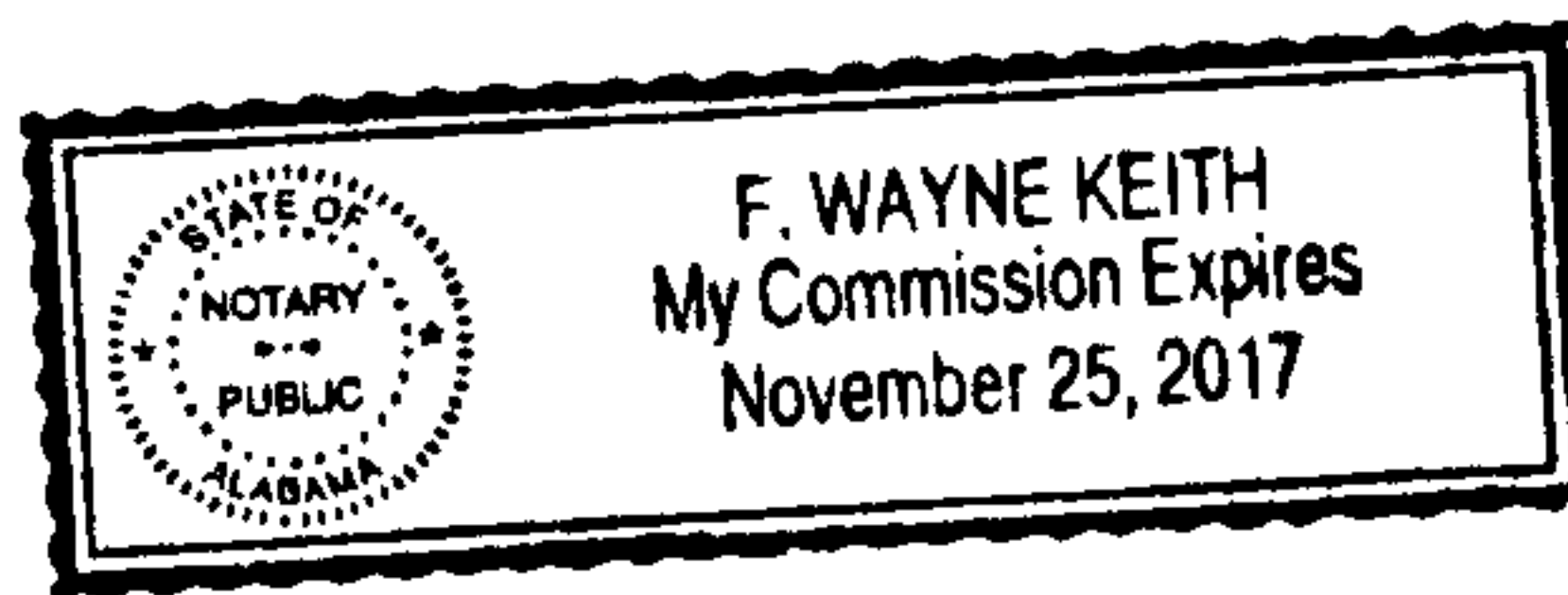
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that R. Scott McDanal and Terri F. McDanal, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 29th day of May, 2014.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Isaac Ngugi  
1226 Southwind Drive  
Alabaster, Alabama 35007



  
20140602000163590 3/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/02/2014 09:31:58 AM FILED/CERT



### Real Estate Sales Validation Form

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

Grantors' Name: R. Scott McDanal and Terri F. McDanal

Mailing Address : 251 Country Hills Road  
Montevallo, Alabama 35115

Grantees' Names: Isaac Ngugi  
Beatrice Mbugua

Mailing Address: 3400 F Primm Lane  
Hoover, Alabama 35226

Property Address: 1226 Southwind Drive  
Alabaster, Alabama 35007

Date of Transfer: May 29, 2014

Total Purchase Price \$144,900.00


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)

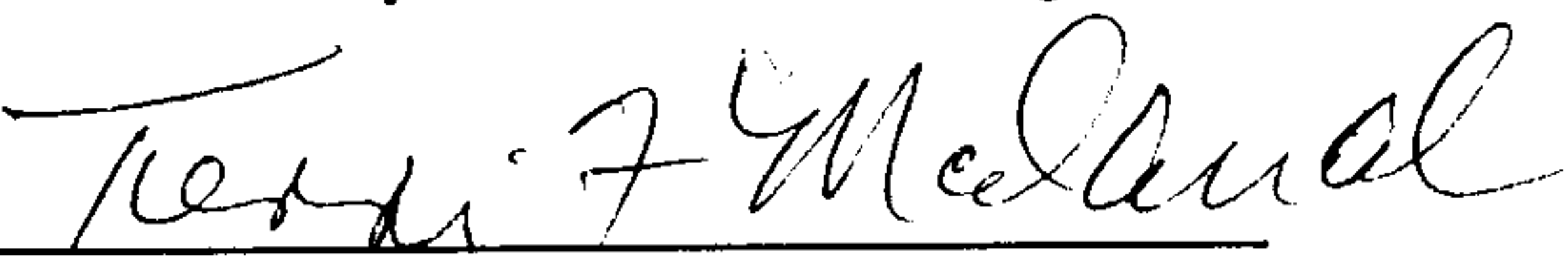
	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

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

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: May 29, 2014

x Sign   
verified by R. Scott McDanal-grantor

x Sign   
verified by Terri F. McDanal-grantor

x Sign   
verified by Isaac Ngugi-grantee

x Sign   
verified by Beatrice Mbugua-grantee

  
20140602000163590 4/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/02/2014 09:31:58 AM FILED/CERT