20141203000380500
12/03/2014 03:45:17 PM
DEEDS 1/3

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Judith Kahaki Karanja
437 Holland Lakes Drive N
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Eight Thousand Five Hundred And No/100 Dollars ($168,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Patricia Hughes, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Judith Kahaki Karanja (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

> Lot 48, according to the Final Plat of Holland Lakes, Sector Two, Phase One, as recorded in Map Book 36, Page 8, in the Probate Office of Shelby County, Alabama (the "Property").
>
> Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Instrument #20050426000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Three Thousand Four Hundred Forty-Five And No/100 Dollars ($163,445.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Five Thousand Fifty-Five And No/100 Dollars ($5,055.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 24, 2014.

Patricia Hughes

STATE OF Connecticut)
New Haven COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Hughes, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same on the day same bears date.

Given under my hand and official seal on the 19th day of November, 2014.

Notary Public
Commission Expires: 11-30-2014

FILE NO.: TS-1402432

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Patricia Hughes	Grantee's Name	Judith Kahaki Karanja
Mailing Address	437 Holland Lakes Drive N Pelham, AL 35124	Mailing Address	1503 Chace Lake Parkway Birmingham, AL 35244
Property Address	437 Holland Lakes Drive N Pelham, AL 35124	Date of Sale	November 25, 2014
		Total Purchase Price	$168,500.00
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$

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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
X Sales Contract
___ Closing Statement
___ Appraisal
___ Other:

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 - Patricia Hughes, 437 Holland Lakes Drive N, Pelham, AL 35124.

Grantee's name and mailing address - Judith Kahaki Karanja, 1503 Chace Lake Parkway, Birmingham, AL 35244.

Property address - 437 Holland Lakes Drive N, Pelham, AL 35124

Date of Sale - November 25, 2014.

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 with 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: November 25, 2014

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/03/2014 03:45:17 PM
$21.00 CHERRY
20141203000380500

Sign ___
Agent