

**RECORDING REQUESTED BY:**  
STEWART TITLE COMPANY  
601 CANYON DR, STE 100  
COPPELL, TX 75019

20160311000079600  
03/11/2016 12:59:24 PM  
DEEDS 1/3

**PREPARED BY:**  
LYNN BYRD, ATTORNEY AT LAW  
PO BOX 44  
MONROEVILLE, AL 36461

**SEND TAX MESSAGE TO:**  
KAYREN CARTER MJUMBE  
105 SOMMERSLEY CIR  
PELHAM, AL 35124

## **WARRANTY DEED**

For good consideration, I (we) **KAYREN CARTER MJUMBE FORMERLY KNOWN AS KAYREN P. CARTER, MARRIED TO LUKATA MJUMBE WHO ACQUIRED TITLE AS SINGLE WOMAN** whose mailing address is 105 SOMMERSLEY CIR, PELHAM, AL 35124, hereby bargain, deed and convey to **KAYREN CARTER MJUMBE, A MARRIED WOMAN** whose mailing address is 105 SOMMERSLEY CIR, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 3 ACCORDING TO THE SURVEY OF SOMMERBY TOWNHOMES AS RECORDED IN MAP BOOK 20, PAGE 112, SHELBY COUNTY, ALABAMA RECORDS.**

APN: 13-1-02-4-002-003.000

Property Address: 105 SOMMERSLEY CIR, PELHAM, AL 35124

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

Exemption 40-22-1: Executed for a nominal consideration for the purpose of perfecting the title to real estate

Deed consideration being paid by mortgage: \$0.00

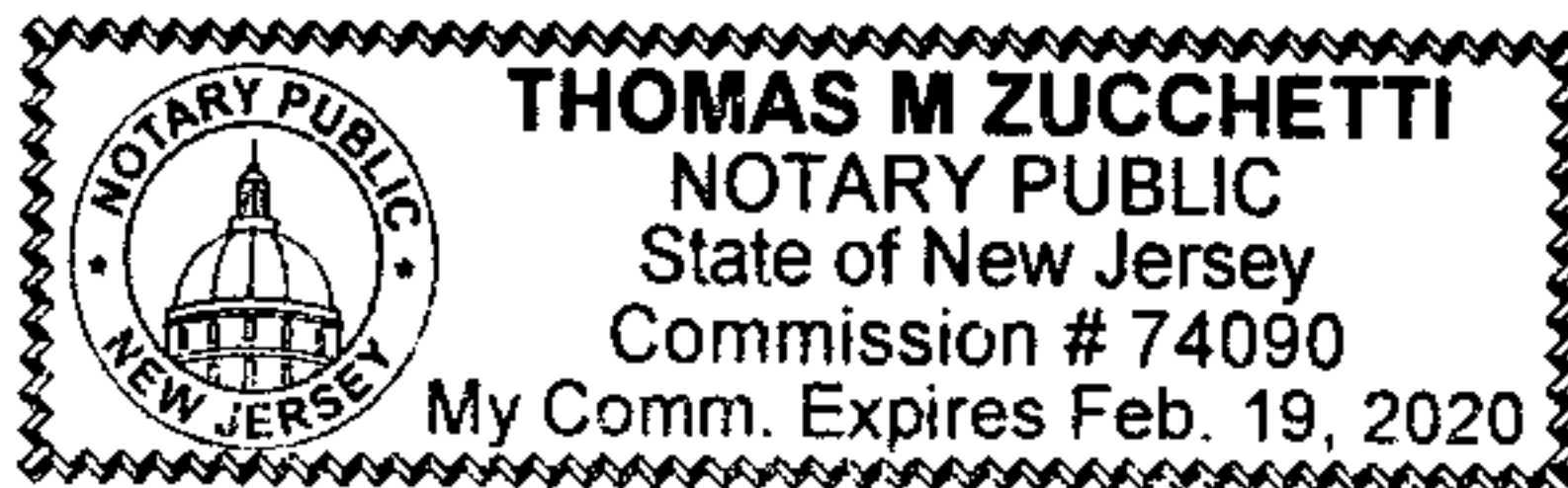
WITNESS the hands and seal of said Grantor(s) this 23<sup>rd</sup> day of February, 2016.

Kayren Carter Mjumbe FKA Kayren P. Carter  
KAYREN CARTER MJUMBE, F/K/A KAYREN P. CARTER

Lukata Mjumbe  
LUKATA MJUMBE

STATE OF ~~ALABAMA~~ New Jersey }  
COUNTY OF Monroe SS }

I, Thomas M Zucchetti, a Notary Public, hereby certify that KAYREN CARTER MJUMBE, F/K/A KAYREN P. CARTER AND LUKATA MJUMBE, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 23<sup>rd</sup> day of February, 2016



[Signature]  
Notary Public

# Real Estate Sales Validation Form

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

Grantor's Name KAYREN CARTER MJUMBE  
Mailing Address LUKATA MJUMBE  
105 SOMMERSLEY CIR  
PELHAM, AL 35124

Grantee's Name KAYREN CARTER MJUMBE  
Mailing Address 105 SOMMERSLEY CIR  
PELHAM, AL 35124

Property Address 105 SOMMERSLEY CIR  
PELHAM, AL 35124

Date of Sale 02/23/2016

Total Purchase Price \$ 0.00

or

Actual Value

\$

or

Assessor's Market Value \$

118,700.00

20160311000079600 03/11/2016

12:59:24 PM DEEDS 3/3

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 2/25/16



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/11/2016 12:59:24 PM  
\$21.00 CHERRY  
20160311000079600

Print

Vickie McClanahan

Sign

Vickie McClanahan

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1