

20160707000235920
07/07/2016 11:15:23 AM
DEEDS 1/2

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

SEND TAX NOTICE TO:
Jeremiah Mureithi Wambui
235 Ammersee Lake Drive
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Van N. Hawks and wife, Lisa D. Hawks (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeremiah Mureithi Wambui and Salome Kiragu (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 65, according to the Map and Survey of Amended Map of Ammersee Lakes First Sector, recorded in Map Book 28, Page 98 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Fifty-Seven Thousand One Hundred Two And No/100 Dollars (\$157,102.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 5th, 2016.

Van N. Hawks
Van N. Hawks
Lisa D. Hawks
Lisa D. Hawks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Van N. Hawks and Lisa D. Hawks whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 official seal on the 5th day of July, 2016.

Cassy L. Dailey
Notary Public
My commission expires: 6/4/18



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20160707000235920 07/07/2016 11:15:23 AM DEEDS 2/2

Grantor's Name **Van N. Hawks and Lisa D. Hawks** Grantee's Name **Jeremiah Mureithi Wambui**
Mailing Address **235 Ammersee Lake Drive** Mailing Address **712 B Raleigh Court**
Montevallo, AL 35115 **Birmingham 35209**

Property Address **235 Ammersee Lake Drive** Date of Sale **July 5, 2016**
Montevallo, AL 35115 Total Purchase Price **\$160,000.00**
or
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 - Van N. Hawks and Lisa D. Hawks, 235 Ammersee Lake Drive, Montevallo, AL 35115.

Grantee's name and mailing address - Jeremiah Mureithi Wambui, 712 B Raleigh Court, Birmingham 35209.

Property address - 235 Ammersee Lake Drive, Montevallo, AL 35115

Date of Sale - July 5, 2016.

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.

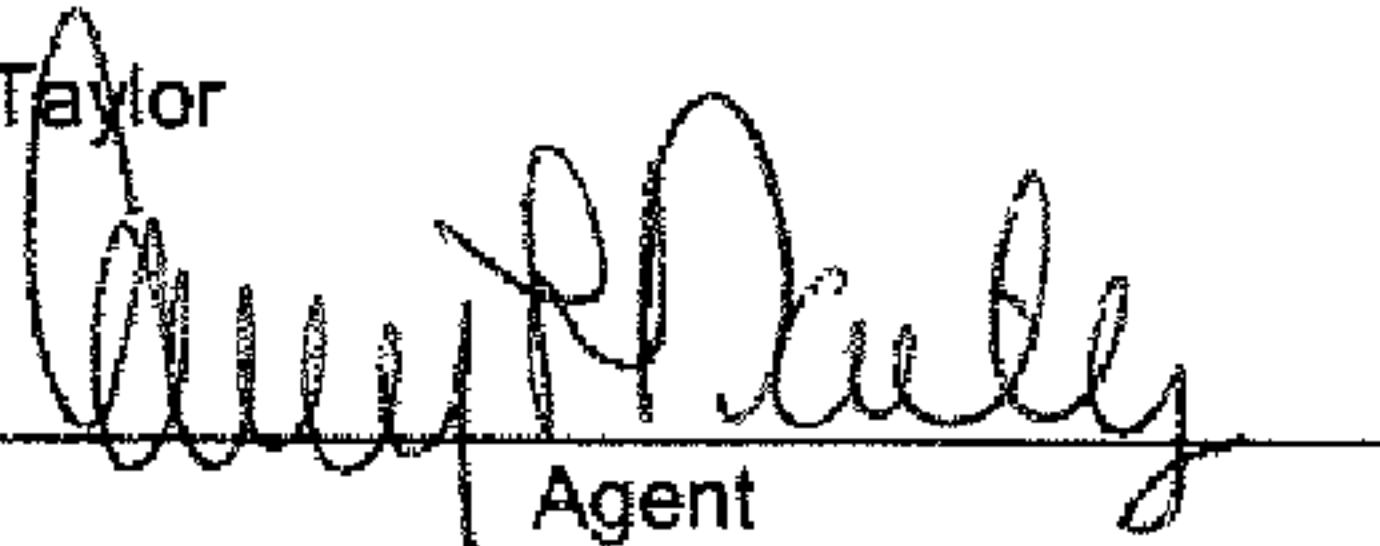
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: July 5, 2016

Haley Taylor

Sign


Agent

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 11:15:23 AM
\$21.00 CHERRY
20160707000235920

