

This instrument was prepared by:  
Alan C. Keith  
LAW OFFICES OF JEFF W. PARMER, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209  
(205) 871-1440

Send Tax Notice to:  
Dickson Gachugi  
Jane Mbatia  
168 Camden Lake Drive  
Calera, AL 35040

20170417000128350 04/17/2017 08:02:30 AM DEEDS 1/3

---

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**by**  
**F. Rivera, TRUSTEE of**  
**Trust Agreement dated 12/6/03, known as Trust Number**  
**Brewer Family Trust**

---

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

That in consideration of One Hundred Thirty Eight Thousand and no/100 Dollars (\$138,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **F. Rivera, as Trustee of Trust Agreement dated 12/6/03, known as Trust Number Brewer Family Trust** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Dickson Gachugi and wife, Jane Mbatia**, as joint tenants with right of survivorship (herein referred to as Grantees) the real property situated in Shelby County, Alabama and more fully described as follows:

Lot 22, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33, A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Property address is 168 Camden Lake Drive, Calera, AL 35040.

\$139,393.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And said grantor, does covenant with the said Grantees, their heirs and assigns, that the Trust is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Trust has a good right to sell and convey the same as aforesaid; that the Trust will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

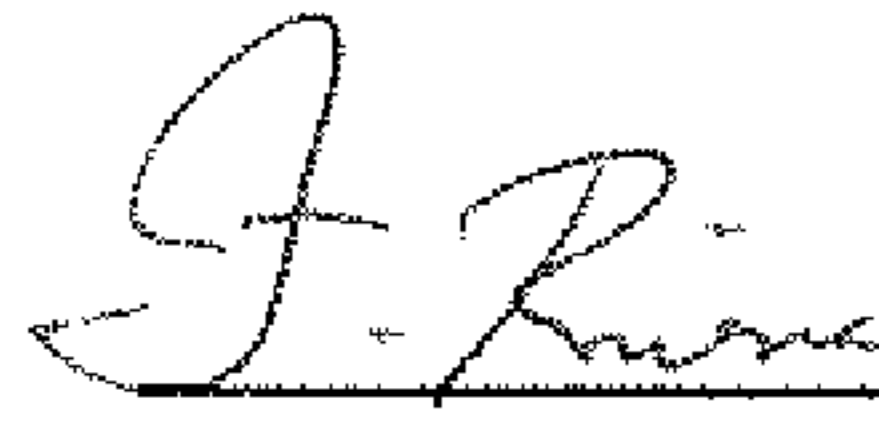


**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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 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, forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

**IN WITNESS WHEREOF**, the undersigned has hereto set his hand and seal this 10<sup>th</sup> day of April, 2017.

**Trust Agreement dated 12/6/03, known as Trust  
Number Brewer Family Trust**

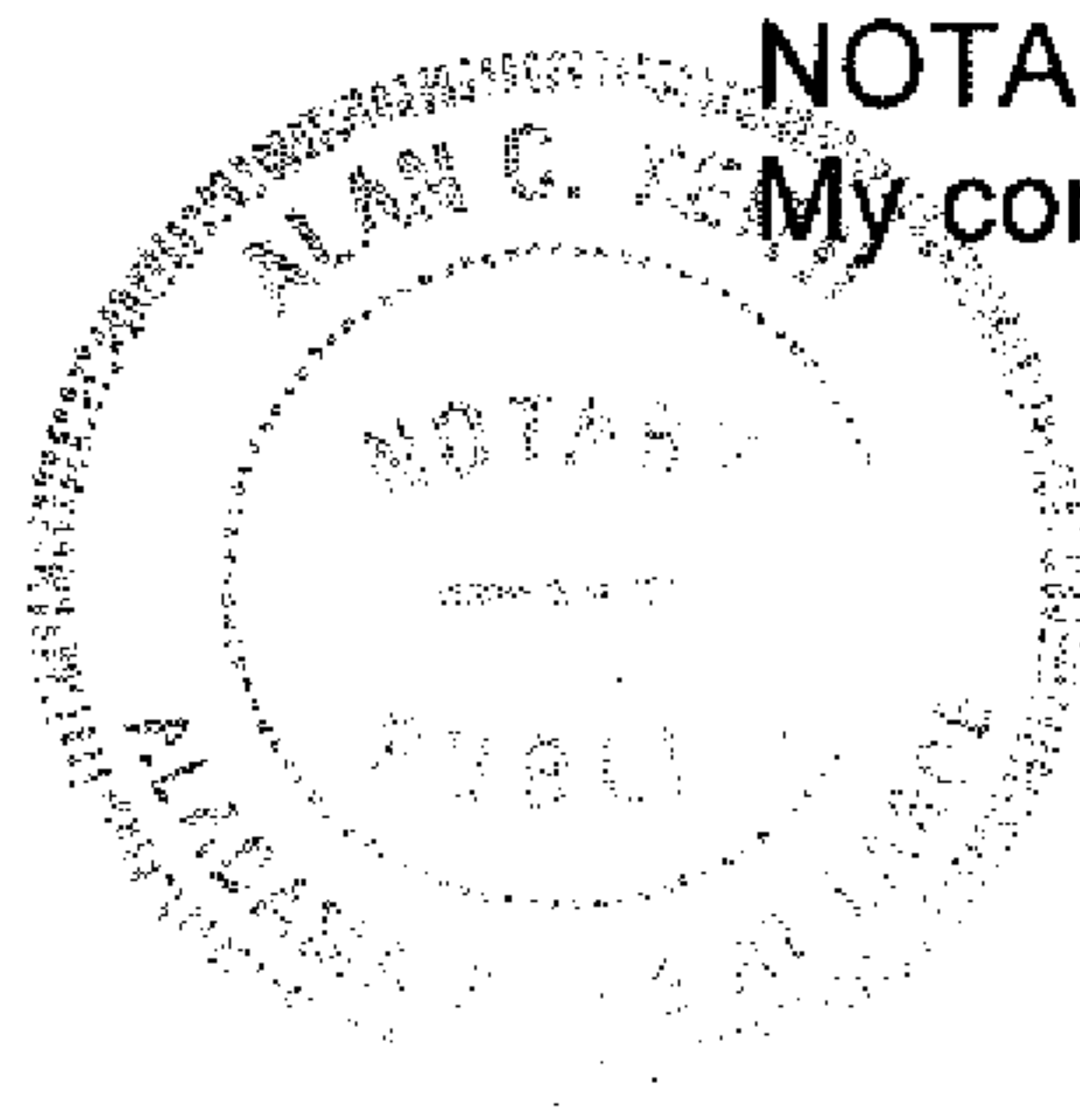
  
\_\_\_\_\_  
**F. Rivera  
As Trustee**

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **A. Riuvera, as Trustee of Trust Agreement dated 12/6/03, known as Trust Number Brewer Family Trust**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such **Trustee** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of April, 2017.

[NOTARY SEAL]



  
\_\_\_\_\_  
**NOTARY PUBLIC - Alan C. Keith  
My commission expires: 03/14/2020**



# Real Estate Sales Validation Form

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

Grantor's Name F. Rivera, as Trustee of Trust Agreement dated 12/6/03  
Mailing Address known as Trust Number Brewer Family Trust  
1678 Montgomery Highway #104, Suite 104

Grantee's Name Dickson Gauchugi  
Mailing Address 168 Camden Lake Drive  
Calera, AL 35040

Property Address 168 Camden Lake Drive  
Calera, AL 35040

Date of Sale 04/10/2017  
Total Purchase Price \$ 138,000.00  
or  
Actual Value \$

20170417000128350 04/17/2017 08:02:30 AM DEEDS 3/3 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  
☐ 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 - 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 4/13/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/17/2017 08:02:30 AM  
\$22.00 CHERRY  
20170417000128350