

Send tax notice to:
Shelender A. Browder and Marlon Daron Browder
908 McAllister Dr.
Calera, AL 35040
HOV1800474

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20181001000350150
10/01/2018 03:27:44 PM

WARRANTY DEED DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Forty Nine Thousand and 00/100 Dollars (\$149,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Eliud N. Gathairu and Margaret Machua, husband and wife** whose mailing address is 525 timberline Trail, Calera, AL 35040 (hereinafter referred to as "Grantors"), by **Shelender A. Browder and Marlon Daron Browder** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 259, according to the Survey of Savannah Pointe Sector II, Phase I, as recorded in Map Book 25, Page 115, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

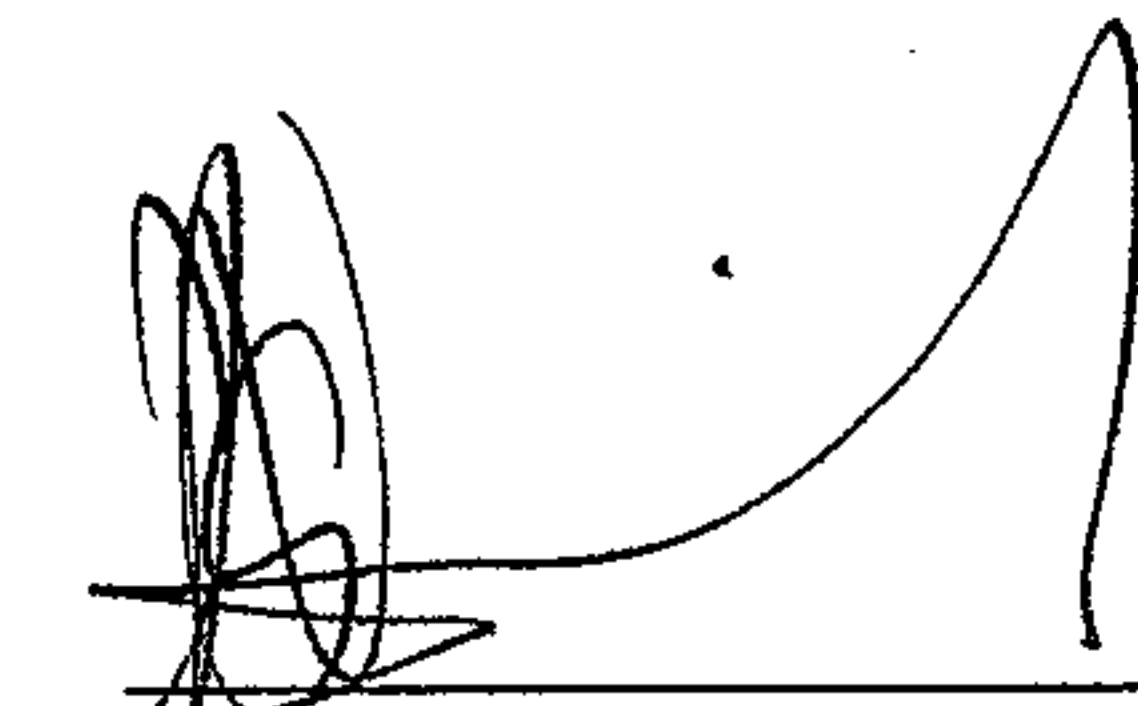
MINING AND MINERAL RIGHTS EXCEPTED.


\$146,301.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Eliud N. Gathairu and Margaret Machua have hereunto set their signatures and seals on September 28, 2018.


Eliud N. Gathairu

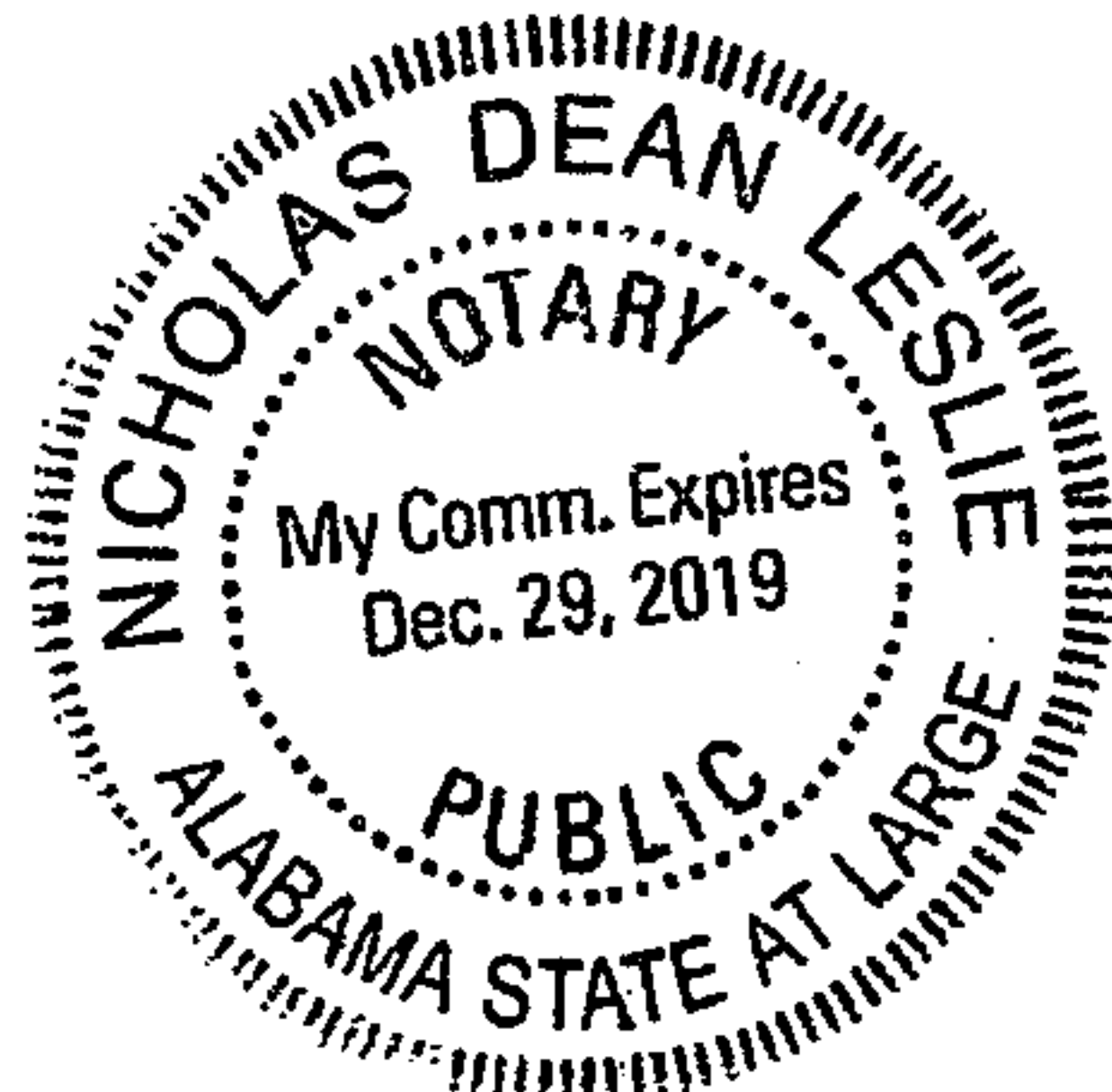

Margaret Machua

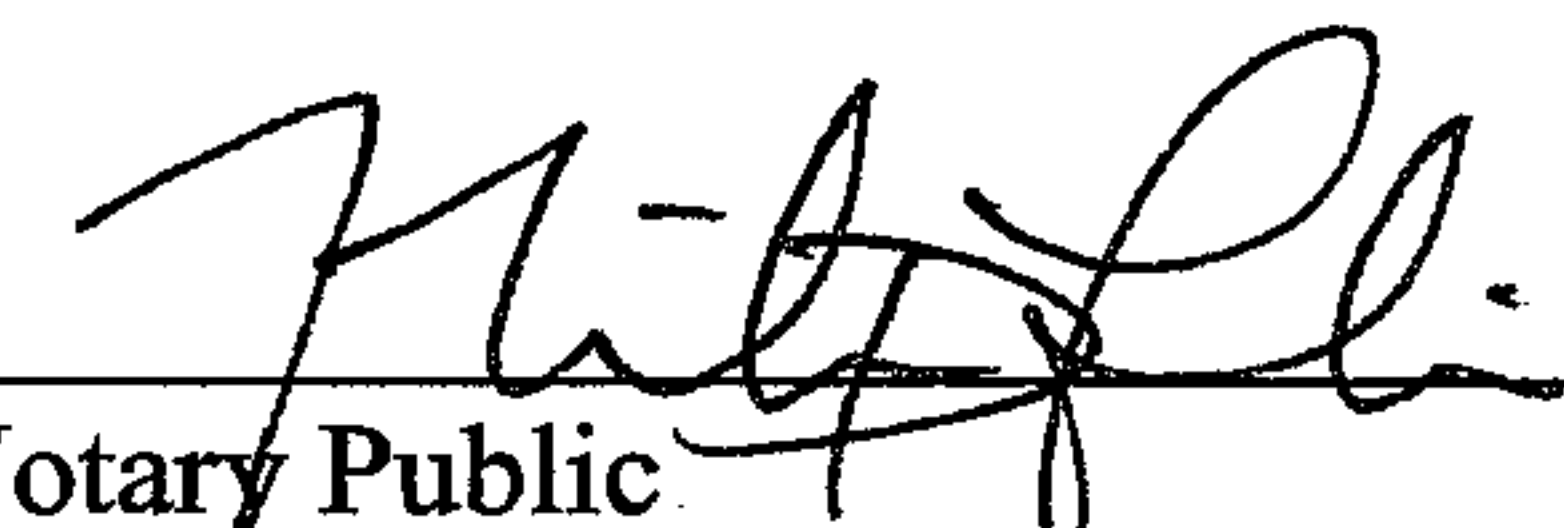
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eliud N. Gathairu and Margaret Machua, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2018 03:27:44 PM
\$21.00 CHARITY
20181001000350150

