

Send tax notice to:
Esther K. Macharia & Zachary Ndumia
1035 Independence Court
Alabaster, AL 35007
PEL1800701

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Six Thousand Two Hundred and 00/100 Dollars (\$206,200.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Michael R. Mace and Cynthia M. Mace, Husband and Wife, whose mailing address is:

944 Valley View Rd. Indian Springs AL 35124 (hereinafter referred to as "Grantors"), by Esther K. Macharia and Zachary Ndumia (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 47, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 & 6, in the Probate Office of Shelby County, Alabama, being situated in 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.

\$202,465.00 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 it is 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 Michael R. Mace and Cynthia M. Mace have hereunto set their signatures and seals on November 30, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2018 09:16:39 AM
\$22.00 CHERRY
20181207000427530

Allen S. Bayl

Michael R. Mace
Michael R. Mace

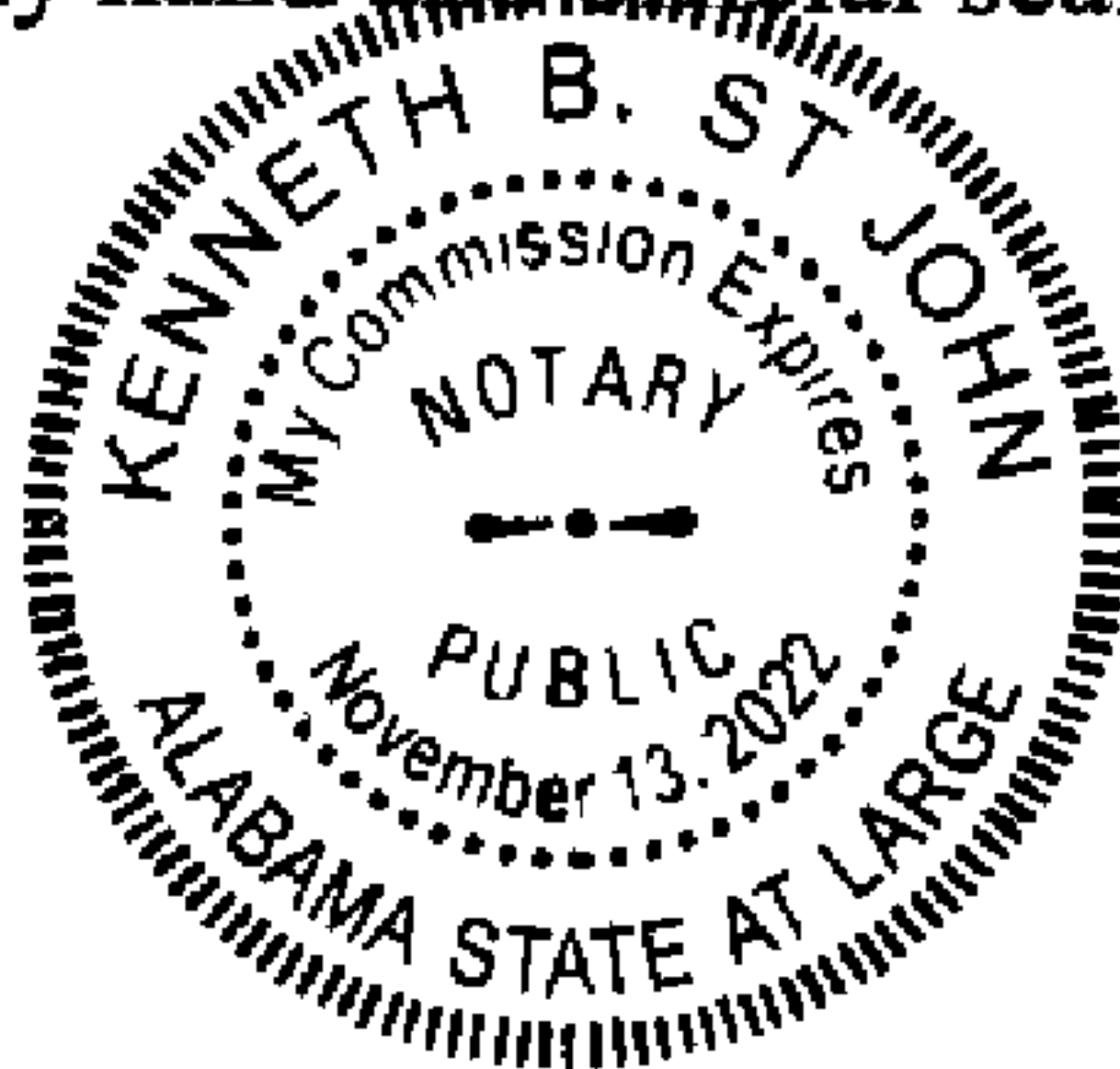
Cynthia M. Mace by her attorney in fact, Michael R. Mace
Cynthia M. Mace, by her attorney in fact, Michael R. Mace

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael R. Mace, a married man whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2018.

(NOTARIAL SEAL)



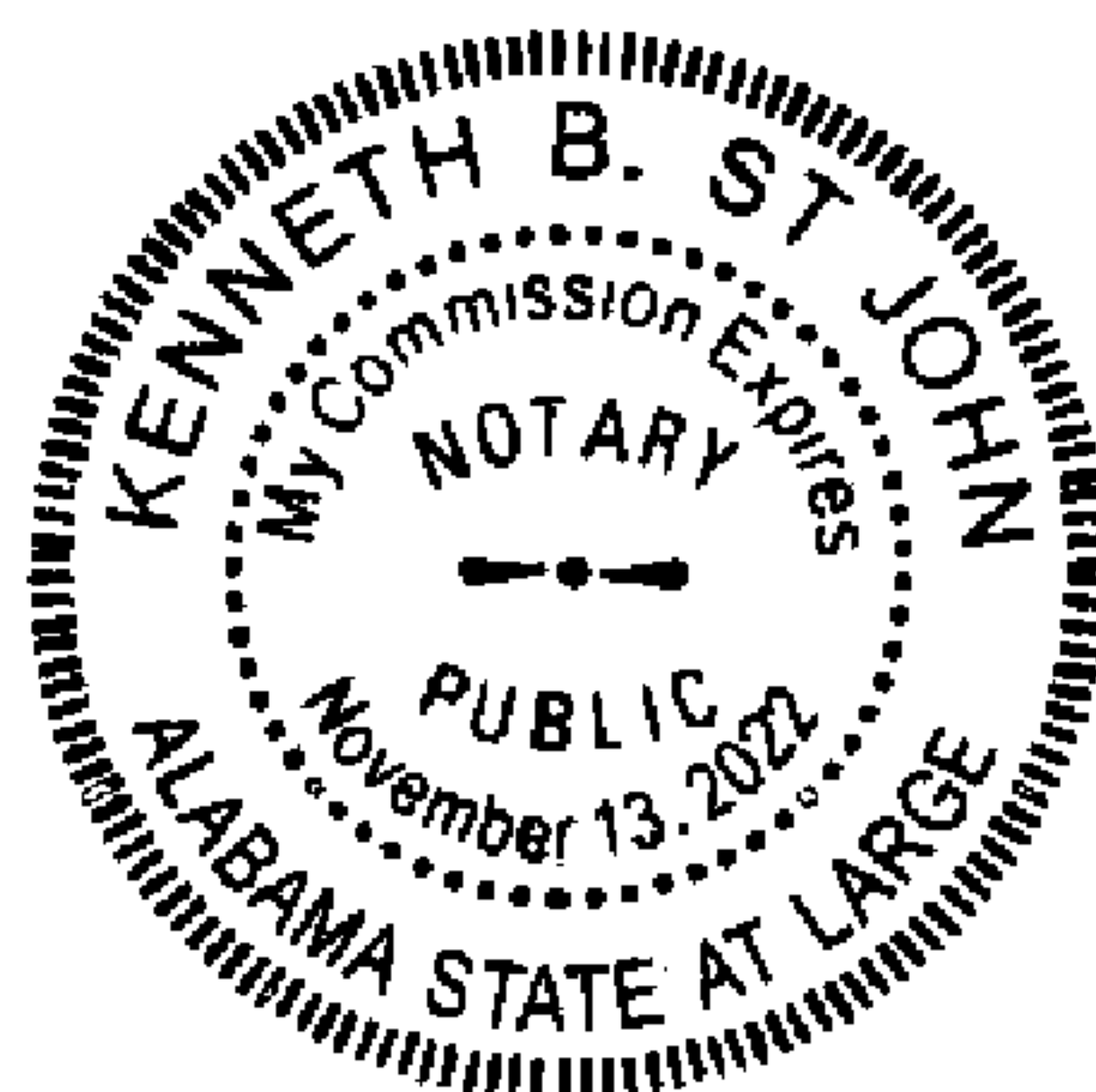
Kenneth B. St. John
Notary Public
Print Name: *Kenneth B. St. John*
Commission Expires: *11/13/2022*

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael R. Mace whose name as attorney in fact for Cynthia M. Mace, a married woman 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 the said instrument, he in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2018.

(NOTARIAL SEAL)



Kenneth B. St. John
Notary Public
Print Name: *Kenneth B. St. John*
Commission Expires: *11/13/2022*