

CLERK'S DEED

STATE OF ALABAMA }
SHELBY COUNTY }

BE IT KNOWN TO ALL WHOM IT MAY CONCERN:

THAT WHEREAS, the Clerk of the Circuit Court, Eighteenth Judicial Circuit, in Shelby County, in Alabama under a decree of the Circuit Court for said county, in the cause of Samuel C. Mburu, Plaintiffs, against BEG IN E/L SAMFORD ST 200 S/O S/L QUARTERS ST S ALG E/L 148.98' NELY 144.8' N 112' W 140' TO POD, AND LEE WRITTEN EDWARD & ARTHUR OLSON & JONES CLOSIE LEE, X, Y and Z, Defendants, Civil Action Number CV 2017-271 rendered on the 14th day of April 2020, by the Honorable Patrick Kennedy, Circuit Judge, after having been duly advertised once a week for four consecutive weeks in the Shelby County Reporter, a newspaper published in the said County of Shelby, adjudged Samuel C. Mburu to be the owners of said property.

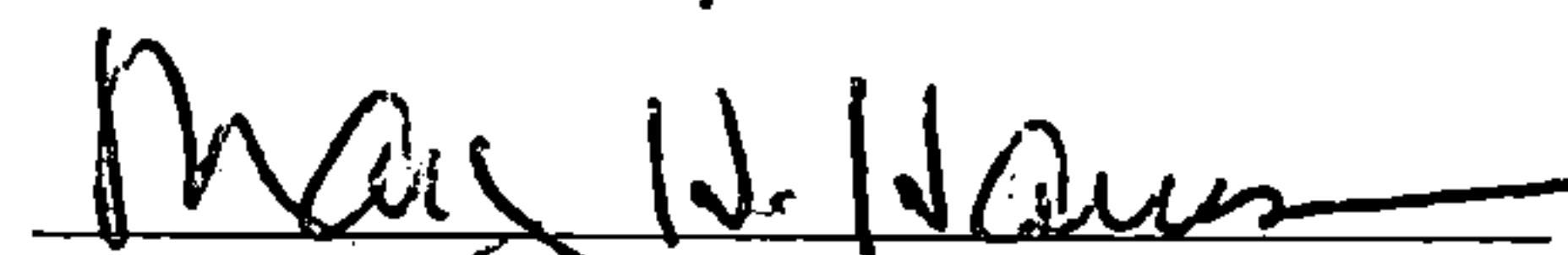
NOW THEREFORE, in consideration of the premises, I, Mary H. Harris, as Clerk of the Circuit Court, Eighteenth Judicial Circuit of Alabama, by virtue of the authority in me vested by said decree of the 14th day of April, 2020, have conveyed, and by these presents do hereby grant and convey in fee simple unto the said Samuel C. Mburu all the right, title and interest of each and all parties to this suit, in and to the following described real estate, situated in the County of Shelby, in the State of Alabama, to-wit:

110 Samford Street, otherwise known as: Lots 11 and 12 of block N, and a portion of the vacated part of Graham Street, according to a map of South Montevallo drawn February 9, 1900 and recorded at Map book 3, page 41 of the Shelby County Probate Records. Further described as:

Commence at the intersection of the S line of Quarles Street and the E line of Samford Street and run thence S along the E line of Samford Street 200 feet to the point of beginning: thence continue S along the E line of Samford Street 148.98 feet (an old deed gives 154 feet; thence turn an angle of 104°47'45" left for 144.8 feet (deed gives 146 feet; thence turn 75°12'15" left for 112 feet; thence turn 90° left for 140 feet to the point of beginning. According to a survey of W M Douglas, Ala Reg # 1759, dated 18 October 1968.

TO HAVE AND TO HOLD the afore granted premises to the said Samuel C. Mburu, his heirs and assigns forever.

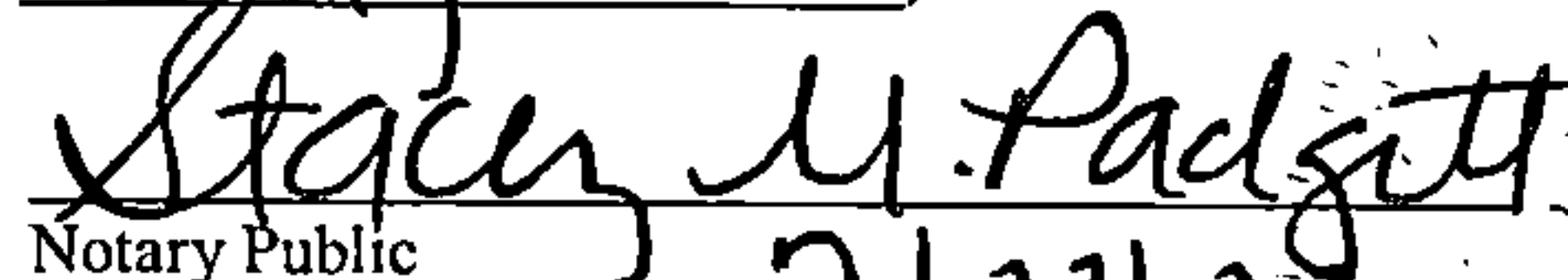
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Circuit Clerk of Shelby County, Alabama, on this the 15 day of July, A.D., 2020.


As Clerk, Circuit Court Eighteenth Judicial
Circuit of Alabama.

STATE OF ALABAMA }
SHELBY COUNTY }

I, Stacey M. Padgett, a Notary Public in and for said County of Shelby, and State of Alabama, hereby certify that Mary H. Harris, whose name as Clerk of the Circuit Court, Eighteenth Judicial Circuit of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, she, in her capacity as such Clerk, executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of July, 2020.


Notary Public
My Commission Expires: 7/23/23

Real Estate Sales Validation Form

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

Grantor's Name Lee Written Edward
Mailing Address Arthur OLSON,
Jones Close Lee

Grantee's Name Samuel Mburu
Mailing Address 110 Samford St,
Montevallo AL
35115

Property Address 110 Samford St,
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 90,600

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 7/22/20

Print Samuel mburu

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

