

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Festus Munithi and Winfred Kithinji  
162 St. Charles Drive  
Helena, AL 35080

# WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }  
20200803000526870 }  
08/03/2020 01:33:42 PM }  
DEEDS 1/3 }

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Three Thousand Five Hundred And No/100 Dollars (\$203,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Raul Miranda Garcia and Teresa Martinez Zuniga, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Festus Murithi and Winfred Kithinji (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 11, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate office 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.

Subject to a third party mortgage in the amount of \$199,813.00 executed and recorded simultaneously 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 this 24 day of  
July, 2020.

**Raul Miranda Garcia**

# Teresa Martinez Zuniga

STATE OF ALABAMA  
COUNTY OF JEFFERSON

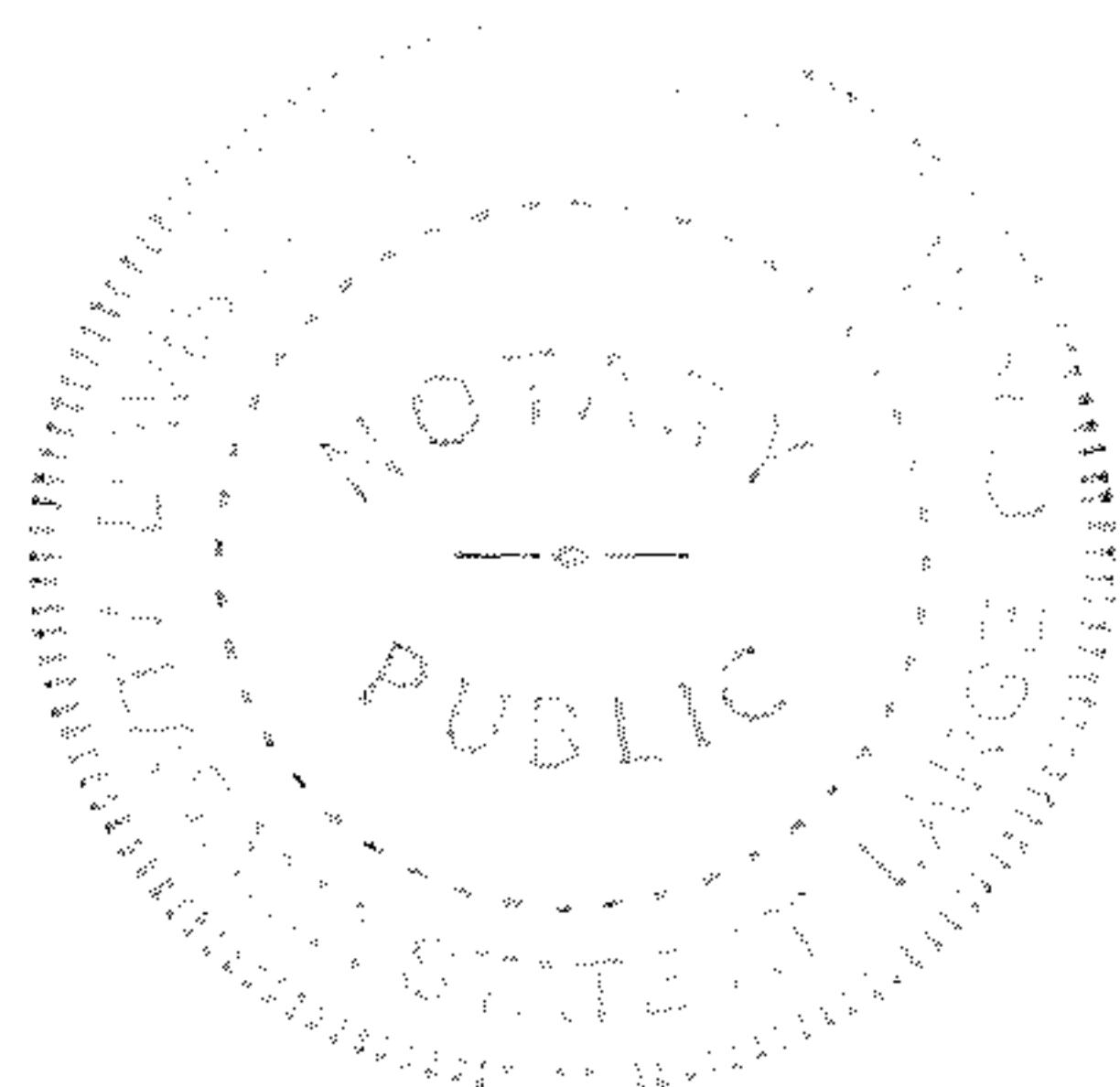
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raul Miranda Garcia and Teresa Martinez Zuniga whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31<sup>st</sup> day of July, 2022.

Notary Public

My commission expires:

My Commission Exhibit 36  
July 24, 2021



## Real Estate Sales Validation Form

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

Grantor's Name Raul Miranda Garcia and Teresa Martinez Zuniga

Grantee's Name Festus Murithi and Winfred Kithinji

Mailing Address 4422 Lime Village Dr.  
Hoover, AL 35216Mailing Address 162 St. Charles Drive  
Helena, AL 35080Property Address 162 St. Charles Drive  
Helena, AL 35080Date of Sale July 31, 2020  
Total Purchase Price \$203,500.00  
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  
 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 - Raul Miranda Garcia and Teresa Martinez Zuniga, . . .

Grantee's name and mailing address - Festus Murithi and Winfred Kithinji, 162 St. Charles Drive, Helena, AL 35080.

Property address - 162 St. Charles Drive, Helena, AL 35080

Date of Sale - July 31, 2020.

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 31, 2020

Sign   
AgentFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2020 01:33:42 PM  
\$32.00 CHERRY  
20200803000326870