

**Prepared By and Return To:**  
Paul Michael Kemp  
Access Title & Closing Group, LLC  
Attn: Paul Kemp  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216  
AL-21-00202-RET

Send Property Tax Notice to:  
Steven K. Standridge and  
Alisha M. Lanier  
170 Canyon Trail  
Pelham, AL 35124

20211001000480310  
10/01/2021 01:57:07 PM  
DEEDS 1/4

**GENERAL WARRANTY DEED  
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that

**Suleman Solomon Ngimba and Naomi Mwakanyamale, a married couple**

For and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND DOLLARS, (\$180,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

**Steven K. Standridge and Alisha M. Lanier**

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**Lot 22, according to the Survey of Parkview Townhomes, Plat No. 1 corrected as recorded in Map Book 26, Page 92, in the Office of the Judge of Probate, Shelby County, Alabama.**

**Commonly known as 170 Canyon Trail, Pelham, AL 35124**

Source of Title: Warranty Deed With Survivorship from Teresa S. Collum, an unmarried woman to Suleman Solomon Ngimba and Naomi Mwakanyamale, dated 08/01/2016, and recorded on 08/04/2016, at Instrument #20160804000277820, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is the homestead of the Grantors.

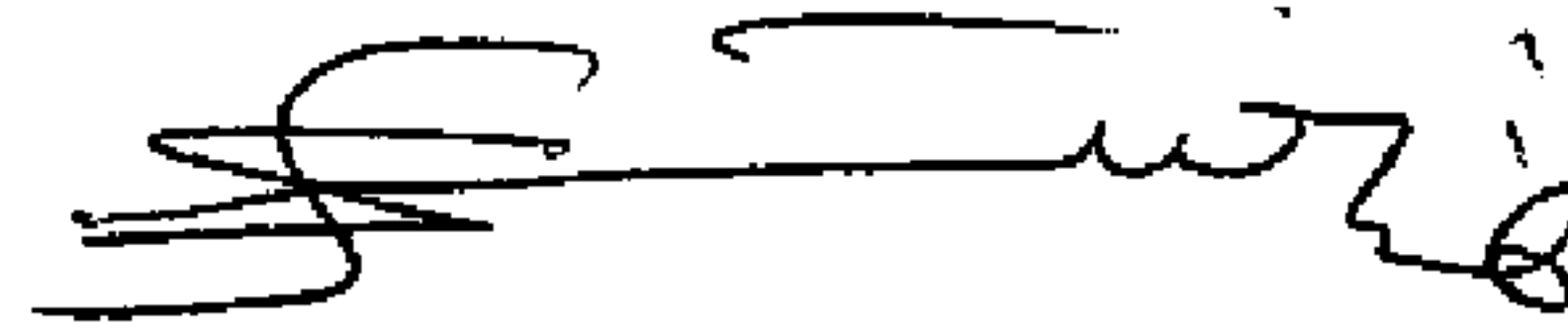
This Deed is being simultaneously recorded with a Purchase Money Mortgage with a face amount of ~~\$186,377.00~~ 176,739.00

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, then to his/her/their heirs and assigns, in Fee Simple, forever.

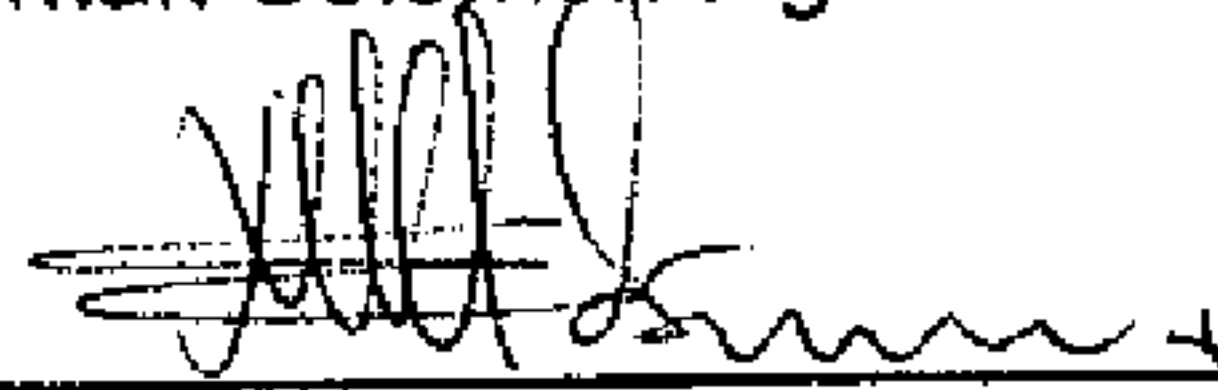
This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 26<sup>th</sup> day of August, 2021.



Suleman Solomon Ngimba



Naomi Mwakanyamale

STATE OF TEXAS

COUNTY OF TARRANT

I, Ronald Moore, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Suleman Solomon Ngimba**, 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 that bears the same date.

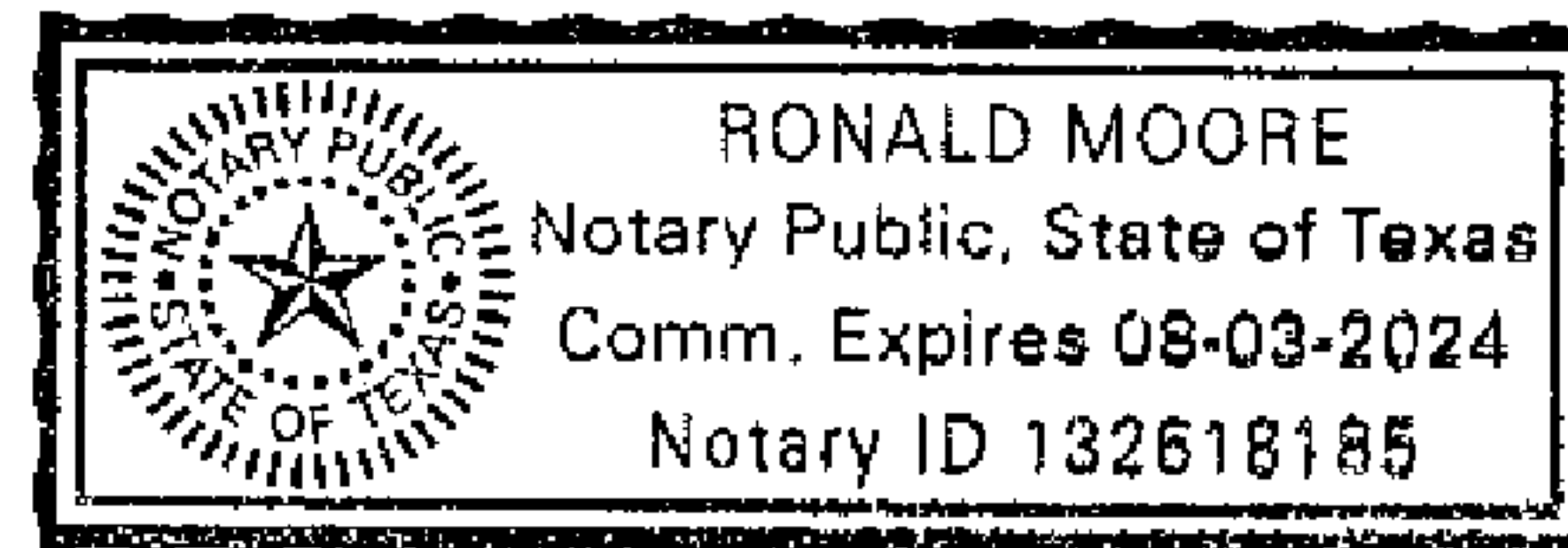
Given under my hand and official seal this 26<sup>th</sup> day of August, 2021.

Ronald Moore

Notary Public

My Commission Expires: 08/03/2024

[Notary Seal]



STATE OF TEXAS

COUNTY OF TARRANT

I, Ronald Moore, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Naomi Mwakanyamale**, 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 that bears the same date.

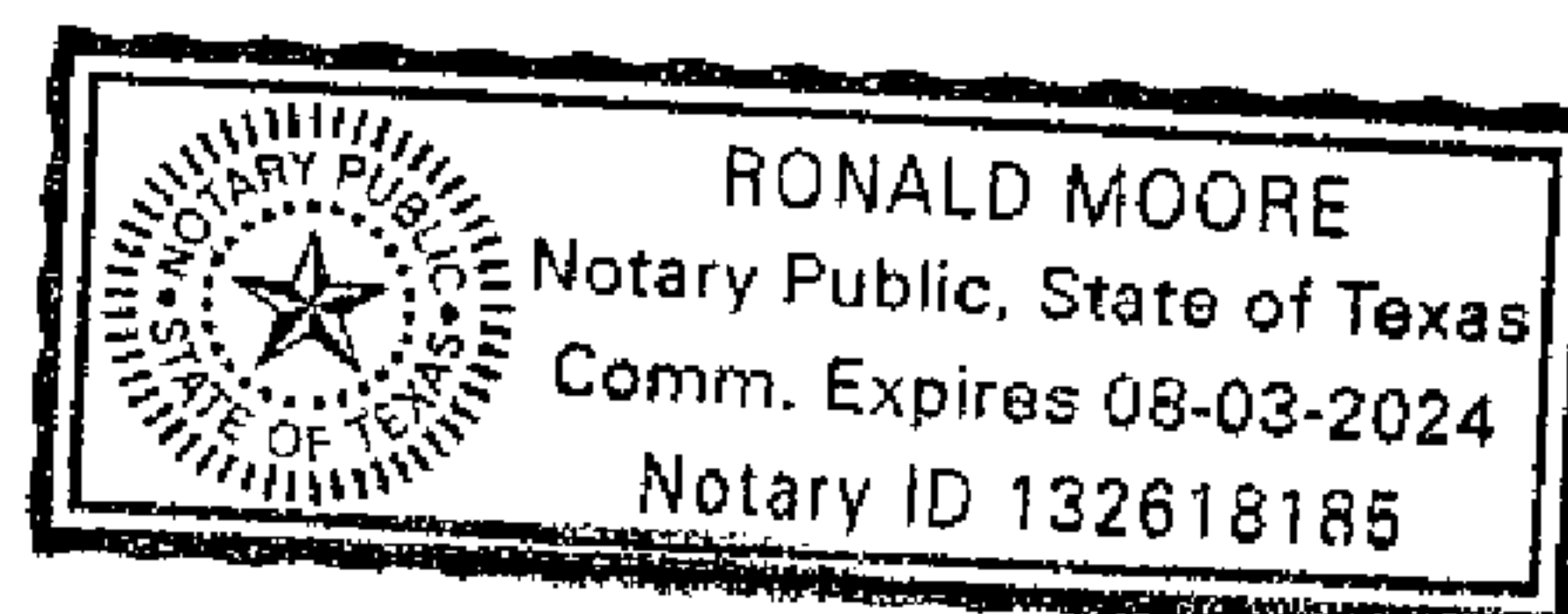
Given under my hand and official seal this 26<sup>th</sup> day of August, 2021.

Ronald Moore

Notary Public

My Commission Expires: 08/03/2024

[Notary Seal]



STATE OF TEXAS

## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Suleman Solomon Ngimba et al  
 Mailing Address: 2950 Mustang Dr  
Grapevin TX 76051

Grantee's Name: Steven K. Standridge and Alisha M. Lanier  
 Mailing Address: 170 Canyon Trail  
 Pelham, AL 35124

Property Address:  
 170 Canyon Trail  
 Pelham, AL 35124

Date of Sale:

8-27-21

Total Purchase Price:

\$180,000.00

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- 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 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 is 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: 8-27-21

Print: Access Title &amp; Closing Group, LLC

☐ UnattestedSign: [Signature]

Verified by:

(Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/01/2021 01:57:07 PM  
 \$34.50 JOANN  
 20211001000480310

FORM RT-1

Alisha M. Lanier