

This Instrument Prepared By:
C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:
Susan Wanjiru Kariuki
2720 Braelinn Parkway N
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$223,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **RAMON JURADO and DULCE JURADO (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS DULCE DENI QUIJANO GARCIA)**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **SUSAN WANJIRU KARIUKI**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 55, according to the Survey of Braelinn Village Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2022 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 14, Page 42.
7. Building setback line of 15 feet reserved from Braelinn Parkway.
8. Public utility easements as shown by recorded plat, including 32.5 feet from Southern Natural Gas easement on rear and 25 feet on the Northerly and Southerly sides and 10 feet on the Northeast sides of lot.
9. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Real 290, Page 370 and Real 174, Page 781 and Map Book 14, Page 42.
10. Right-of-Way granted to Southern Natural Gas by instrument(s) in Deed Book 213, Page 688.
11. Easement(s) as set out in Real 220, Page 449 and Real 167, Page 419.
12. Agreement with Alabama Power Company as to underground cables recorded in Real 166, Page 64 and covenants pertaining thereto recorded in Real 166, Page 77.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 8, 2021.

GRANTORS:

Ramon Jurado

Ramon Jurado

Dulce Jurado

Dulce Jurado (who is one and the same person formerly known as Dulce Deni Quijano Garcia)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Ramon Jurado and Dulce Jurado (who is one and the same person formerly known as Dulce Deni Quijano Garcia), whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Ramon Jurado and Dulce Jurado (who is one and the same person formerly known as Dulce Deni Quijano Garcia) each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 8, 2021.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



Real Estate Sales Validation Form

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

Grantor's Name Ramon Jurado
 Mailing Address Dulce Jurado
2720 BraeLinn Parkway N
Helena, AL 35080

Grantee's Name Susan Wanjiru Kariuki
 Mailing Address 2720 BraeLinn Parkway N
Helena, AL 35080

Property Address 2720 BraeLinn Parkway N
Helena, AL 35080

Date of Sale 11/8/21
 Total Purchase Price \$ 223,500.00
 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 - 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 11/12/21

Print C. Ryan Sparks



Filed and Recorded
 Attested **Official Public Records**
 Judge of Probate Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 11/12/2021 12:54:28 PM
 \$33.50 CHARITY
 20211112000546790

Sign C. Ryan Sparks

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Boyd