

TITLE NOT EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES HEREIN

This instrument was prepared by:

SEND TAX NOTICE TO:

Kristin Waters Sullivan, Esq.
Waters Sullivan, LLC
2 Twentieth Street North
Suite 1350
Birmingham, Alabama 35203

Virginia Kamendi, as Conservator for
Diana Njeri Ndegwa
631 Parkside Circle
Helena, Alabama 35080
Phone: (205) 243.2190

QUITCLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Virginia Kamendi**, an unmarried woman, (hereinafter referred to as GRANTOR), hereby release, quit claim, grant, sell, and convey to **Virginia Kamendi, as Conservator of the Estate of Diana Njeri Ndegwa, a protected person** (Jefferson County, Alabama Probate Court Case No. 21BHM01689) (hereinafter referred to as GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

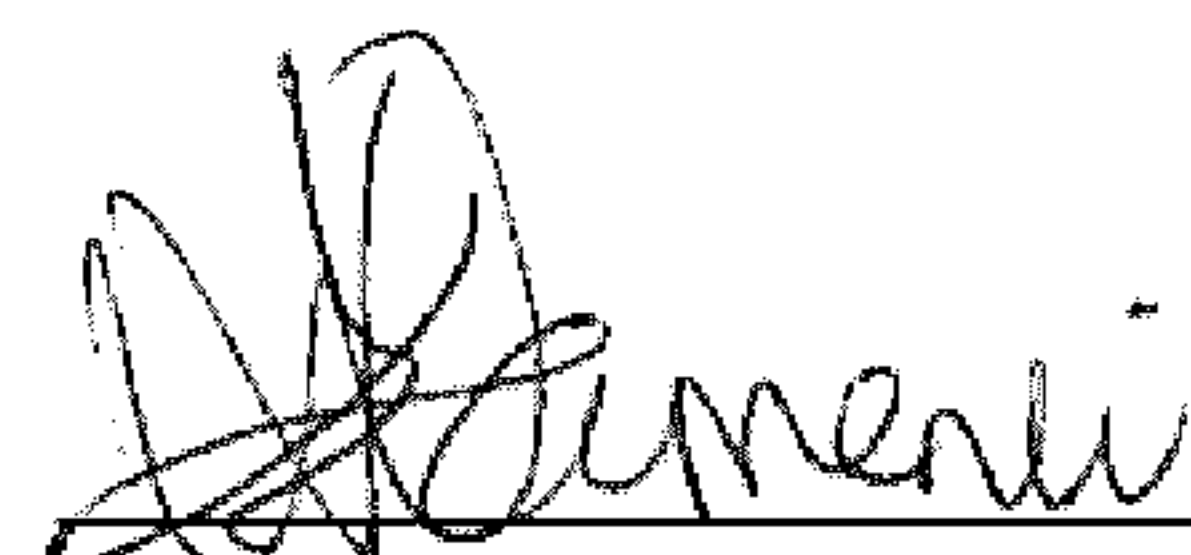
Lot 20, according to the Survey of Parkside, as recorded in Map Book 22, Page 133,
in the Office of the Judge of Probate of Shelby County, Alabama.

Address: 631 Parkside Circle, Helena, Alabama 35080

SUBJECT TO: (1) Taxes for the year 2022 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, on this, the 11th day of March, 2022.



Virginia Kamendi

VERIFICATION

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Virginia Kamendi, whose name is signed to the foregoing conveyance, is known to me and acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this, the 11th day of March, 2022.

NATALIE STELLA LORIO
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 11, 2026

Natalie Lorio
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/11/26

Real Estate Sales Validation Form

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

Grantor's Name Virginia Kamendi
Mailing Address 631 Parkside Circle
Helena, AL 35080

Grantee's Name Conservatorship of
Mailing Address Diana Nieri Ndegwa
631 Parkside Circle
Helena, AL 35080

Property Address 631 Parkside Circle
Helena, AL 35080

Date of Sale 3/11/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 146,200.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2022 10:53:28 AM
\$174.50 JOANN
20220315000106480

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 TAX ASSESSMENT

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 3/15/2022

Print Cassie Caldwell

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one