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STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
Shem Nganga Waweru  
270 King Arthur Place  
Alabaster, AL 35007

File #: 101-10597501

### **SPECIAL WARRANTY DEED**

Know all men by these presents: That for and in consideration of two hundred twenty thousand nine hundred ninety nine and 00/100 (\$220,999.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Data Mortgage Inc. dba Essex Mortgage, whose post office address is 1417 N Magnolia Ave., Ocala, FL 34475, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Shem Nganga Waweru, whose address is 270 King Arthur Place, Alabaster, AL 35007, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 242 King Arthur Place, Alabaster, AL 35007  
Parcel ID: 13 7 26 4 004 010.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 4<sup>th</sup> day of April, 2024

Hope L. Maurer

Witness

Hope L. Maurer

Printed Name

Daniel Alvarez

Witness

Daniel Alvarez

Printed Name

STATE OF Florida }

COUNTY OF Marion }

Data Mortgage Inc. dba Essex Mortgage

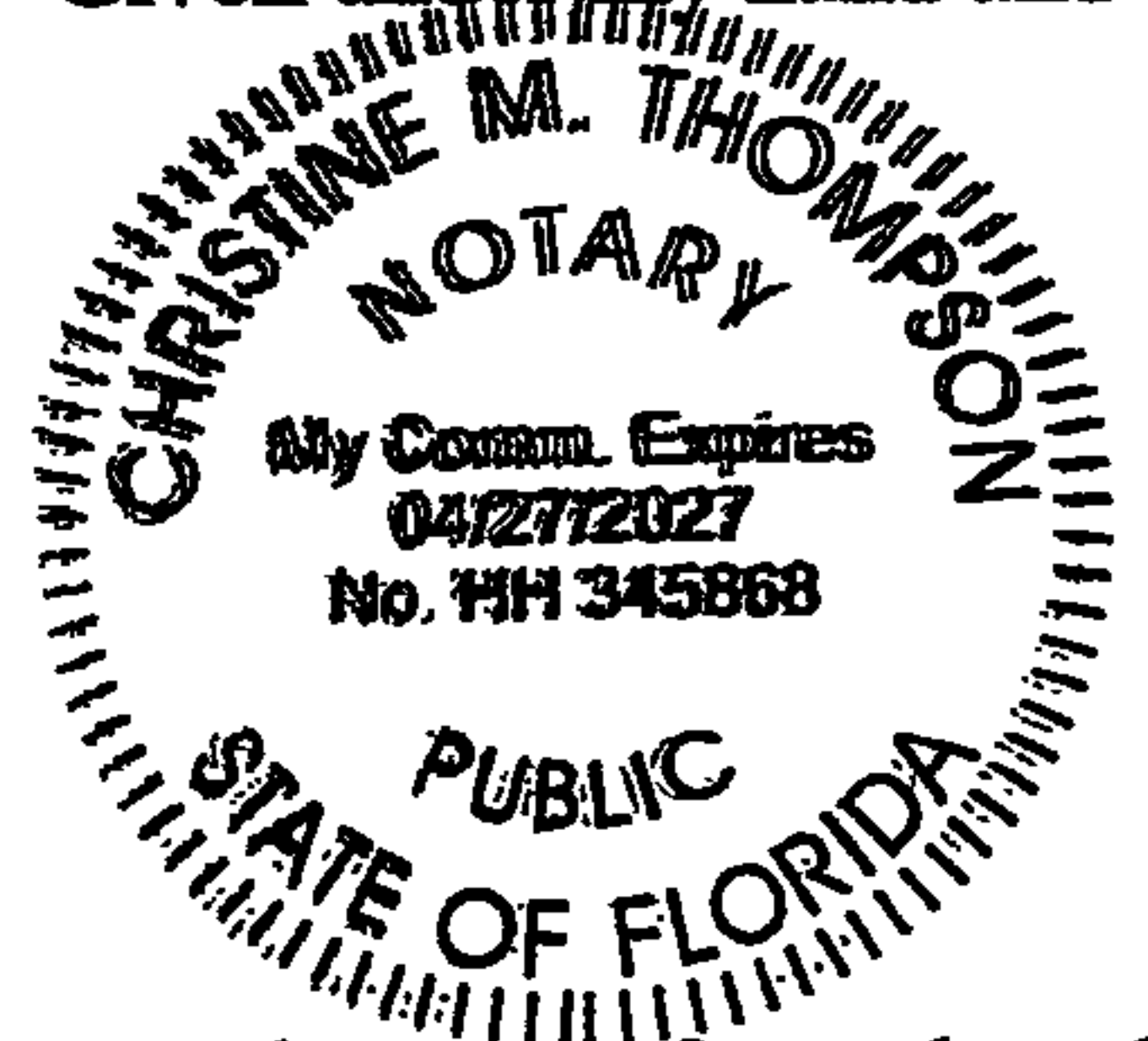
By: Gwenne Sturdivant

Title: ASSISTANT SECRETARY

Printed Name: GWENNA STURDIVANT

I, a Notary Public, in and for said County in said State, hereby certify that Gwenne Sturdivant whose name as ASSISTANT SECRETARY of Data Mortgage Inc. dba Essex Mortgage, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4<sup>th</sup> day of April, 2024.



Christine M. Thompson

NOTARY PUBLIC

Print Name CHRISTINE M. THOMPSON

My Commission Expires: 4/27/2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:  
Ofori Law Firm LLC  
Joey N. Ofori, Esq  
11215-B Lockwood Drive  
Silver Spring, MD 20901

**Exhibit A**

Commitment File No.: 101-10597501

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 510, ACCORDING TO THE SURVEY OF SPRING GATE, PHASE 5, AS RECORDED IN MAP BOOK 27, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**For Informational Purposes Only:**

Property Address: 242 King Arthur Place, Alabaster, AL 35007

Parcel ID: 13 7 26 4 004 010.000

Real Estate Sales Validation Form

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

Grantor's Name Data Mortgage Inc. dba Essex Mortgage
Mailing Address 1417 N Magnolia Ave., Ocala, FL 34475

Grantee's Name Shem Nganga Waweru
Mailing Address 270 King Arthur Place, Alabaster, AL 35007

Property Address 242 King Arthur Place, Alabaster, AL 35007

Date of Sale 04/04/2024

Total Purchase Price \$ 220,900.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/19/2024 01:03:36 PM
\$252.00 JOANN
20240419000114200

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed ... can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- X 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 04/19/2024

Print LAURA TURKAL

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one