

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:
Alexander T Muruchi
Rose Waithaka
5885 Forest Lakes Cv
Sterrett, AL 35147**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Bret C Busby as Personal Representative of
the Estate of Reata Houlditch Busby, deceased, Probate Case No. PR-2022-000096**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Alexander T Muruchi and Rose Waithaka

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 454, according to the Final Plat of Forest Lakes Sector 5, as recorded in Map Book 34, Page 122 A, B and C, in the Probate Office of Shelby County, Alabama.

\$240,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

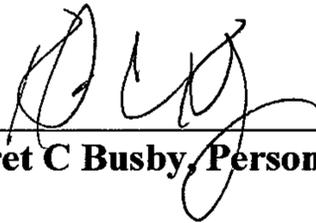
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 8th day of November, 2024.

**ESTATE OF REATA HOULDITCH BUSBY, DECEASED,
PROBATE CASE NO. PR-2022-000096**

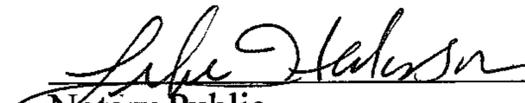
By: 
Bret C Busby, Personal Representative

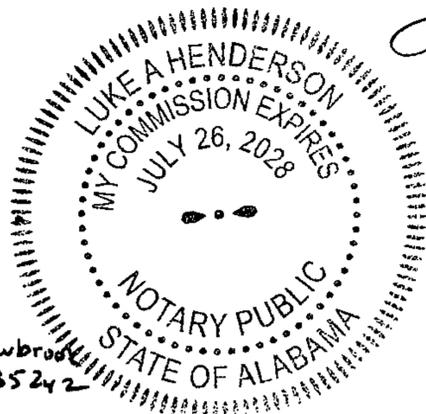
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Bret C Busby as Personal Representative of Estate of Reata Houlditch Busby, deceased, Probate Case No. PR-2022-000096** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Bret C Busby in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this November 8, 2024.

My Commission Expires:


Notary Public



Grantor's Address: 2539 Willowbrook
B'ham, AL 35242

Property Address: 5885 Forest Lakes Cv Sterrett, AL 35147

Parcel ID Number: 09 5 21 0 000 001.426



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 08:29:39 AM
\$325.00 JOANN
20241112000349660

Allen S. Bayl