



20250730000232210 1/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
07/30/2025 04:05:59 PM FILED/CERT

TITLE NOT EXAMINED  
LEGAL DESCRIPTION FURNISHED BY GRANTOR  
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by  
Joel C. Watson, Attorney at Law  
1240 1<sup>st</sup> St. N.  
Alabaster, Alabama 35007

**WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,**

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS AND NO\100 and Love and Affection to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged I ALICE WAKIRI HUDSON WAITATHU, HUBAND AND WIFE (herein referred to as grantors) do grant, bargain, sell and convey unto ALICE WAKIRI, HUDSON WAITATHU, LEMMY WAITATHU WAKIRI, DICKSON NGAMAU WAKIRI, AND ELIZABETH WANJIRU WAKIRI (herein referred to as Grantees) the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

LOT 10, BLOCK 2 ACCORDING TO THE SURVEY OF BERMUDA HILLS 1<sup>ST</sup> SECTOR,  
AS RECORDED IN MAP BOOK 6, PAGE 1 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

Subject to Easements, Mortgages, Restrictions and Rights of Way and Mortgages of Record.

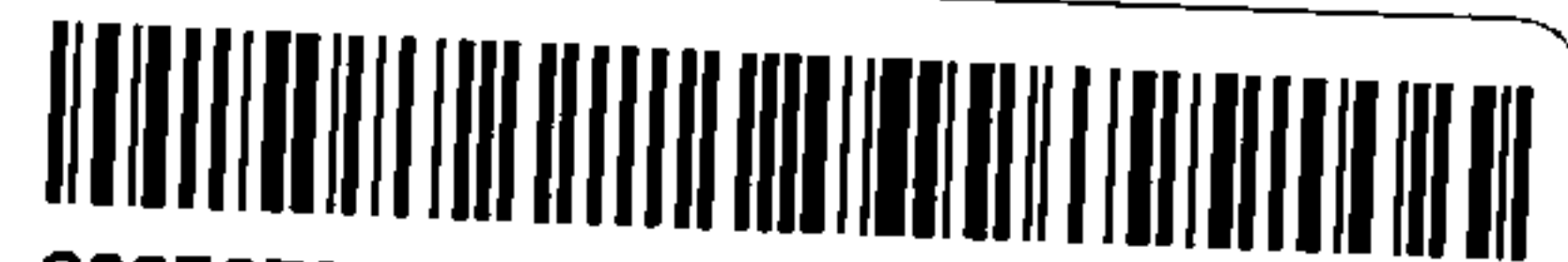
TO HAVE AND TO HOLD, to the said GRANTEES in fee simple, and to the heirs and assigns of such GRANTEE forever, together with every contingent remainder and right of reversion.

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.**

That I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this  
1<sup>st</sup> day of June, 2025.

Shelby County, AL 07/30/2025  
State of Alabama  
Deed Tax: \$273.00



20250730000232210 2/3 \$303.00  
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WITNESS:

Alice wakiri

Grantor

Grantor

Hudson Waitathu

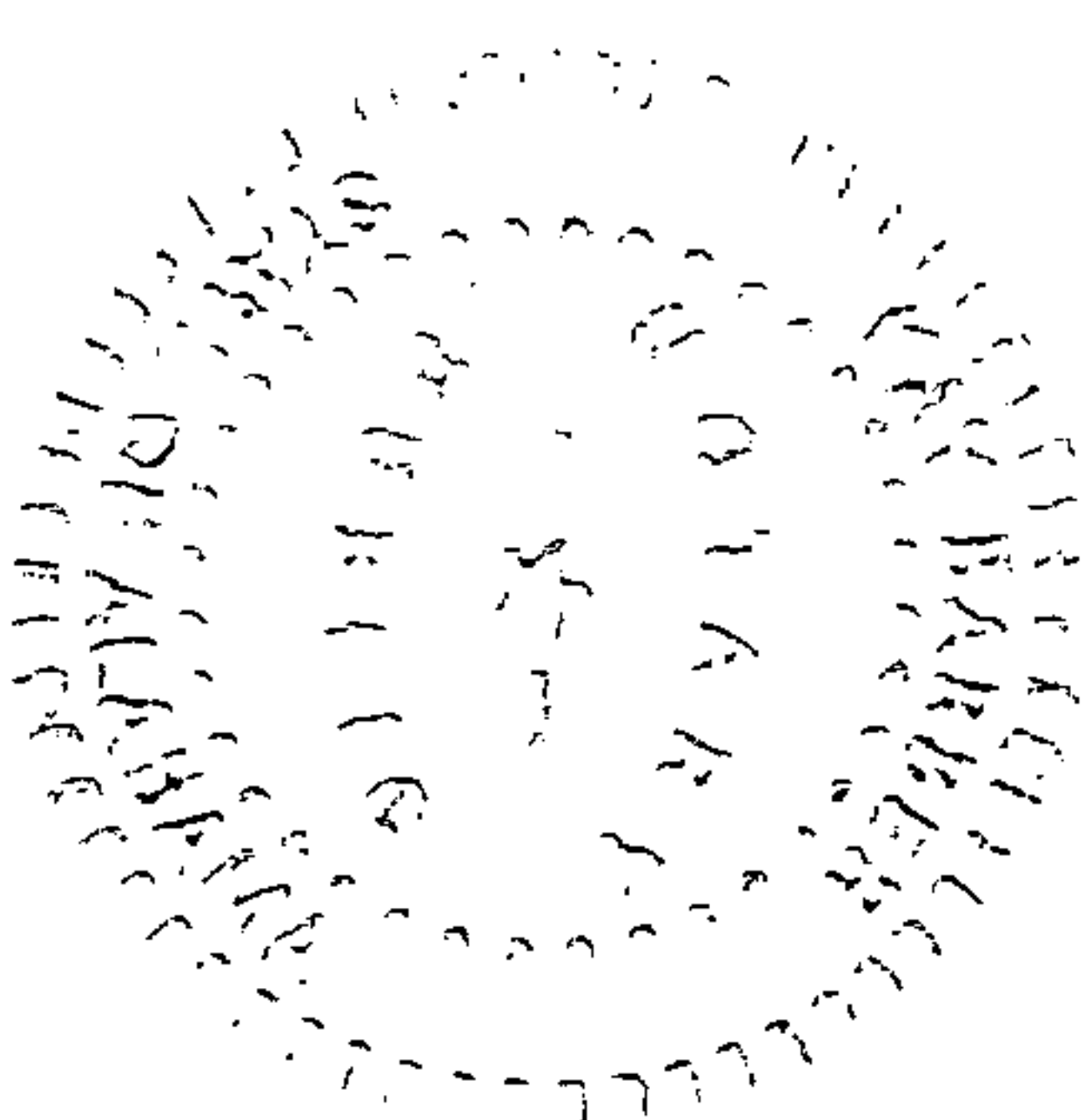
Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT  
SHELBY COUNTY )

I,, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALICE WAKIRI AND HUDSON WAITATHU whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day , that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June A.D. 2025.

[Signature]  
NOTARY PUBLIC





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1.

20250730000232210 3/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
07/30/2025 04:05:59 PM FILED/CERT

Grantor's Name Alice W. Wakiri  
Mailing Address 1245 8th Ave SW  
Alabaster  
Alabama 35007

Grantee's Name Hudson Waitathu  
Mailing Address Alice Wakiri

Property Address 1245 8th Ave  
SW Alabaster  
Alabama  
35007

Date of Sale 2004  
Total Purchase Price \$ 14800  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 273,000.

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 30th July 2025

Print Alice W. Wakiri  
Wakiri Hudson Waitathu  
Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)