

Send tax notice to:  
Woo Chan Jung and Soon Young Yeom  
3240 Arbor Hill Trace  
Hoover, AL 35244  
HOV1800500

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20181018000370080  
10/18/2018 02:40:56 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Fifty Two Thousand and 00/100 Dollars (\$352,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Paul S. Simmons and Sherron L. Simmons, husband and wife**, whose mailing address is 4774 McGill Ct., Hoover, AL 35226 (hereinafter referred to as "Grantors"), by **Woo Chan Jung and Soon Young Yeom** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 167, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$299,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Paul S. Simmons and Sherron L. Simmons have hereunto set their signatures and seals on October 18, 2018.

  
Paul S. Simmons

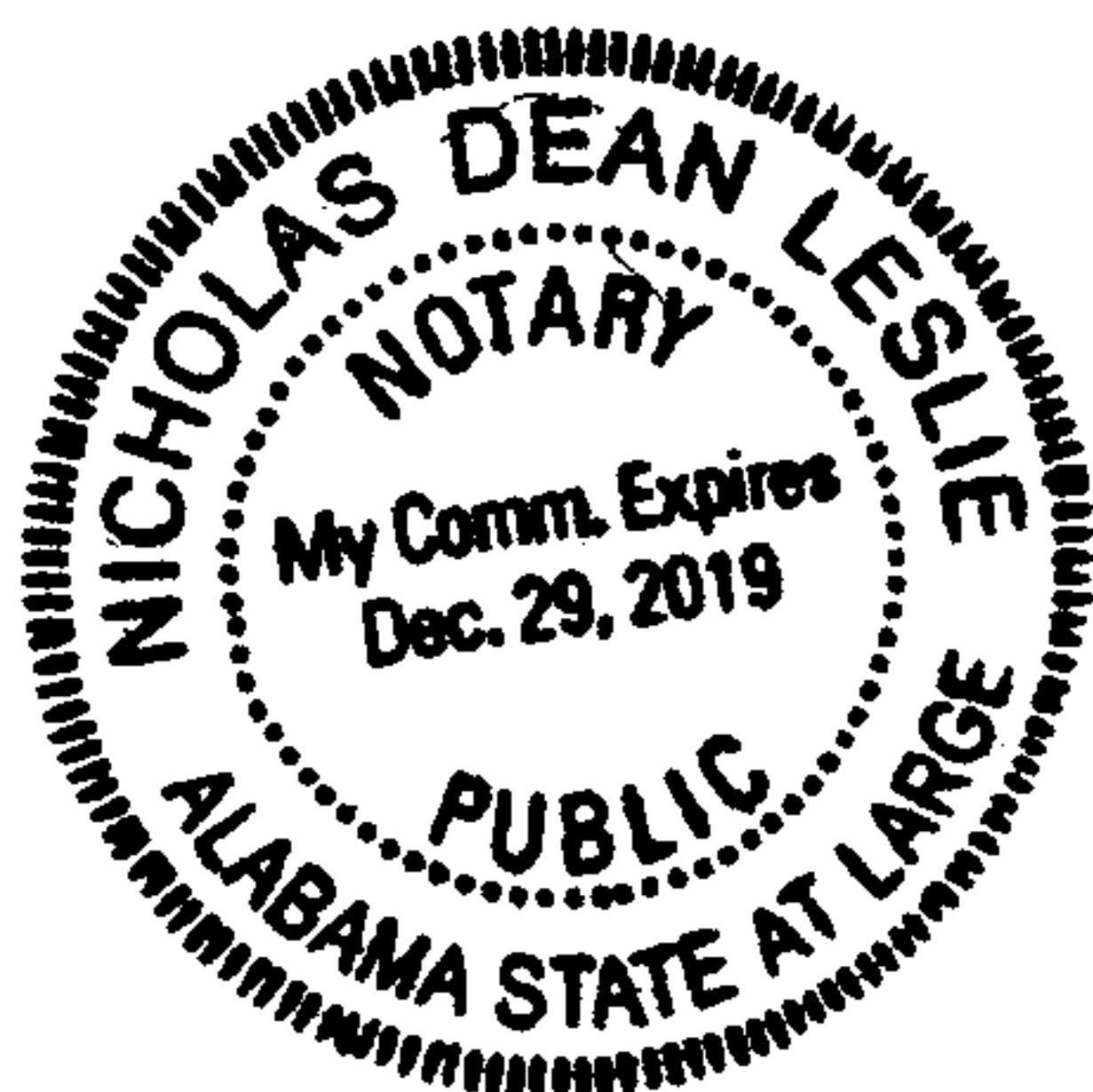
  
Sherron L. Simmons

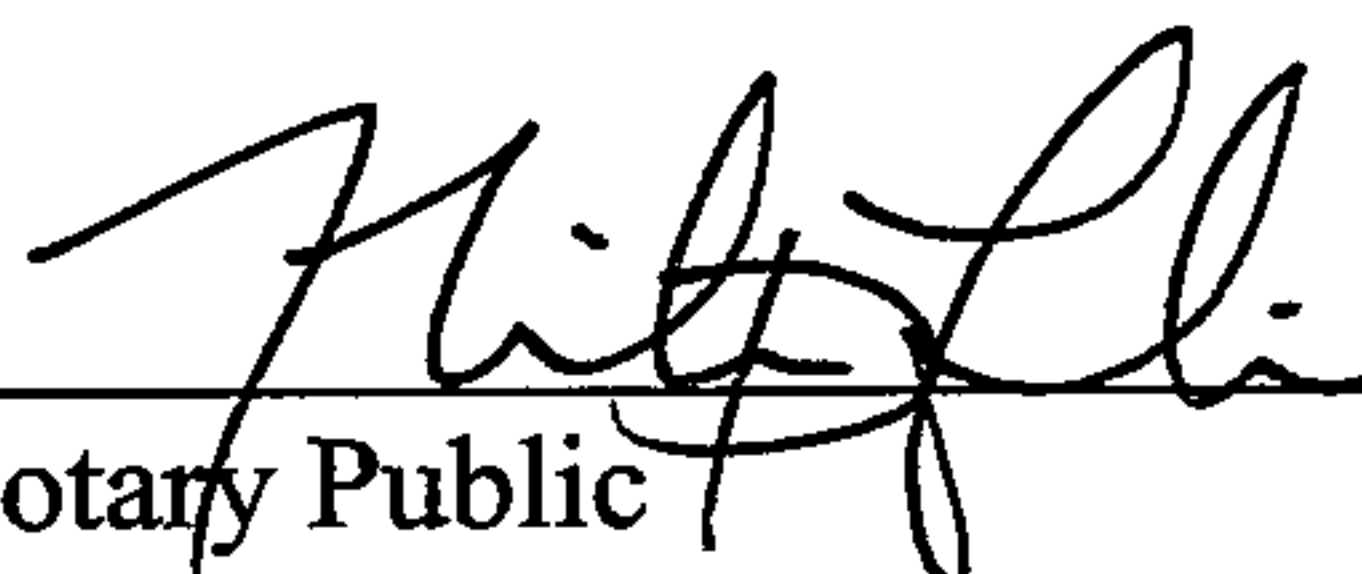
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul S. Simmons and Sherron L. Simmons, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2018.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Nicholas Dean Leslie  
Commission Expires: 12-29-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/18/2018 02:40:56 PM  
\$71.00 CHARITY  
20181018000370080

