

Send tax notice to:  
Charles L. Quinn, Jr & Patricia H. Quinn  
1904 Arbor Court  
Hoover, Alabama 35244  
PEL1900418

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

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Nine Thousand, Seven Hundred and 00/100 Dollars (\$379,700.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Kyung Hoon Chung and Sung Mi Baek**, a married couple, whose mailing address is: 3641 Mead Drive, Powell, OH 43065 (hereinafter referred to as "Grantor") to **Charles L. Quinn, Jr. and Patricia H. Quinn**, as joint tenants with rights of survivorship, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2 of Final Plat of Arbor Hill Phase I, as recorded in Map Book 31, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$299,700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**


**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.**

**TO HAVE AND TO HOLD** unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Kyung Hoon Chung and Sung Mi Baek**, who are authorized to execute this conveyance, has caused this conveyance to be executed on this, the 15<sup>th</sup> day of July, 2019.

  
Kyung Hoon Chung

  
Sung Mi Baek


**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyung Hoon Chung and Sung Mi Baek, 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 15<sup>th</sup> day of July, 2019.

(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  
07/15/2019 01:24:09 PM  
\$98.00 CHERRY  
20190715000251200

