

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC.
SHAMI S. MALONE
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
KYUNG I. KIM
632 MOUNTAIN LAUREL COURT
HOOVER, ALABAMA 35244

20220506000186260
05/06/2022 11:07:40 AM
DEEDS 1/1

STATE OF ALABAMA }
COUNTY OF SHELBY }

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FORTY THOUSAND DOLLARS AND 00/100 (\$240,000.00) the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, JUDY Hiestand as Attorney in Fact for DELBERT C. Hiestand, II, an unmarried man, whose address is 32 The Oaks Circle, Hoover, AL 35244, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto KYUNG I. KIM, whose address is 632 Mountain Laurel Court, Hoove, Alabama 35244, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, the address of which is 632 Mountain Laurel Court, Hoover, Alabama 35244, to wit:

LOT 25-A, ACCORDING TO THE RESURVEY OF LOTS 25-26 DAVENPORT'S ADDITION TO RIVERCHASE WEST SECTOR 2 AS RECORDED IN MAP BOOK 8, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$200,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2022, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6th day of May , 2022.

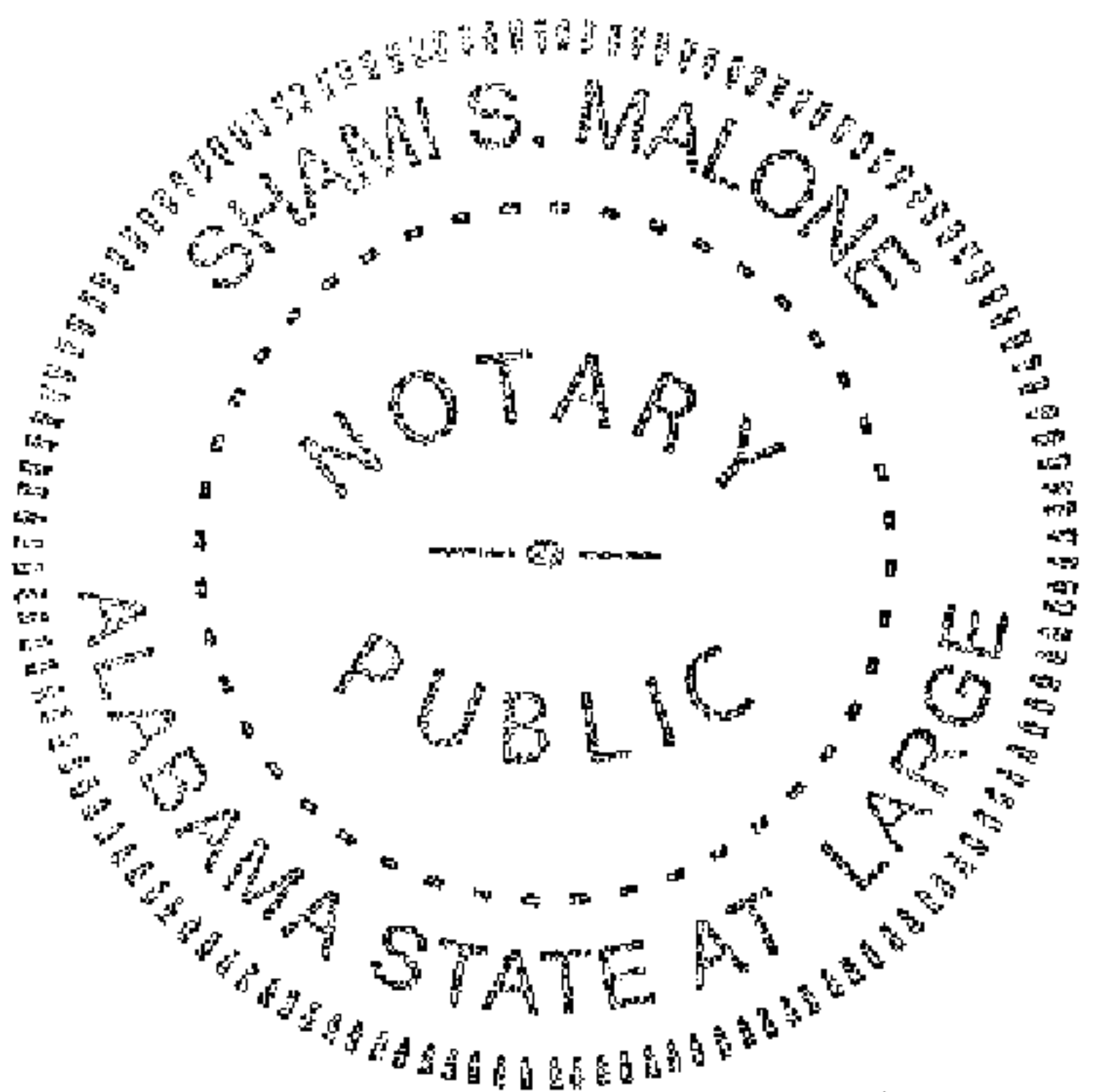
Delbert C. Hiestand II by (SEAL) *Judy Hiestand as his Attorney in Fact*
DELBERT C. Hiestand, II BY JUDY Hiestand
AS HIS ATTORNEY IN FACT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JUDY Hiestand, whose name as Attorney in Fact for DELBERT C. Hiestand, II, 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 signed her name voluntarily and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of May, 2022.

SS
NOTARY PUBLIC
My Commission Expires: 11/3/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/06/2022 11:07:40 AM
\$62.00 JOANN
20220506000186260

Allen S. Bayl