

THIS INSTRUMENT PREPARED BY:

John F. DeBuys, Jr.

1122 North 22nd Street

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Fourteen Thousand One Hundred Fifty and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Kyoung Hoon Kim and wife, Byung N. Kim

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas L. Gesme and wife, Virginia A. Gesme

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, in Block 2, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1975, a lien but not yet payable.
2. A 35 foot building set back line and easements as shown by record plat.
3. Oil, gas, petroleum and sulfur rights.
4. Restrictions, conditions and limitations in Deed Book 272, Page 85, and amended in Misc. Book 2, Page 390, which contain no reversionary clause.
5. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 273, Page 63.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings and Loan Association, recorded in Mortgage Book 335, Page 856, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

1975010800001120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1975 12:00:00AM FILED/CERT

UCC FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN -8 AM 10:07
Deed Book 14-50

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.

And ~~X~~ (we) do, for ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove.

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (our) heirs, executors and 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, we have hereunto set OUR hand and seals, this 30th day of December, 1974

WITNESS:

Kyoung Hoon Kim

Kyoung Hoon Kim

Byung N. Kim

Byung N. Kim

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyoung Hoon Kim and wife, Byung N. Kim whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1974

James R. Davis
Notary Public