

This instrument was prepared by

(Name) Clayton T. Sweeney, Esquire  
(Address) 2700 Hwy 280E, Suite 290E  
Birmingham, AL 35223

Send Tax Notice To: Sara Kim  
Robert Kim  
name  
6265 Victoria Drive  
Pelham, AL 35124  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Thirty Six Thousand and No/100's----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tommy D. Wheelis and wife, Evon A. Wheelis

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

Sara Kim and Robert Kim

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 28, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$108,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-02864

02/01/1995-02864  
03:15 PM CERTIFIED

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of December, 1994

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Tommy D. Wheelis (Seal)  
Evon A. Wheelis (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Tommy D. Wheelis and Evon A. Wheelis 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 29th day of December, A. D., 1994

My commission expires: 5/29/95

Notary Public

Inst # 1995-02864

CLAYTON T. SWEENEY, ATTORNEY AT LAW