

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby

}

149,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Todd W. Addison and Julie L. Addison, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Dongwook Lee and Keon Young Lim

(herein referred to as GRANTEE) the heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 64, according to the survey of Fallston, Sector 3, Phase 2, as recorded in Map Book 22 Page 90 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 3025 Bowron Road, Helena, AL 35080, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE the heirs and assigns, forever.

\$119,200.00 was paid from a mortgage recorded herewith.

AND GRANTOR does covenant with the said GRANTEE the heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE the heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE the heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of January, 2002.

● Todd W. Addison (Seal)
Todd W. Addison

● Julie L. Addison (Seal)
Inst # 2002-05465
Julie L. Addison

02/01/2002-05465
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 44.00

THE STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Todd W. Addison married to Julie L. Addison (and his attorney-in-fact) (fill in marital status) whose name 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2nd day of January, 2002.

Deborah P. Holmes (Seal)
Notary Public My Commission expires: 1/4/2002

THE STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julie L. Addison married to Todd W. Addison (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2nd day of January, 2002.

Deborah P. Holmes (Seal)
Notary Public My Commission expires: 1/4/2002

This document prepared by: Chad Nice, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

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