

241297

507-Deed Bk

\$23,500 Deed Tax

2000 Pg.

37499

\$23,500 Mortgage

\$23,500

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Suk Kyun Kim

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred, thirty five thousand and 00/100 (\$235,000.00) DOLLARS [of which amount \$211,500.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEE hereinafter, the receipt whereof is acknowledged, I, Wanda H. Walker, a single person (herein referred to as grantors) do grant, bargain, sell and convey unto Suk Kyun Kim (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 7, in Block 1, according to the Amended Map of Southlake Crest 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

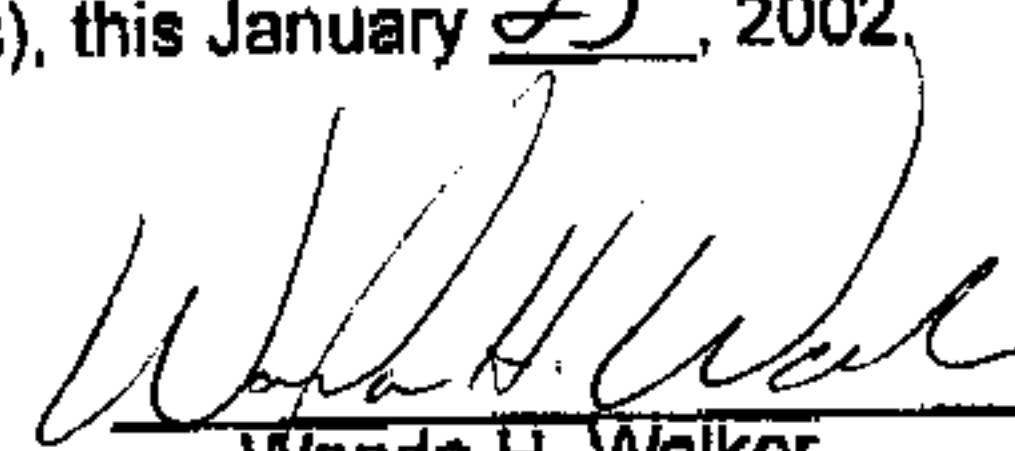
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 23, 2002.

WITNESS:

_____(SEAL)

_____(SEAL)

_____(SEAL)


Wanda H. Walker (SEAL)

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda H. Walker, a single person, 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 official seal on January 23, 2002.


NOTARY PUBLIC

My commission expires 2-1-02

Inst # 2002-06708
02/08/2002-06708
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 34.50