

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Kwang Soo Kim
3727 Keswick Circle
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thirty-Four Thousand and 00/100 (\$234,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Hazel B. Upchurch, Trustee under the James H. Upchurch Family Trust dated June 16, 1997 and Hazel B. Upchurch, Successor Trustee under the Upchurch Living Trust, dated June 16, 1997 and any amendments thereto**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kwang Soo Kim**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10, according to the Survey of Meadowbrook, 5th Sector, 3rd Phase, as recorded in Map Book 10, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002.
Existing covenants and restrictions, easements, building lines and limitations of record.

\$210,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the
29 day of May, 2002.

Hazel B. Upchurch
Hazel B. Upchurch, Trustee under the
James H. Upchurch Family Trust dated
June 16, 1997

Hazel B. Upchurch
Hazel B. Upchurch, Successor Trustee
under the Upchurch Living Trust
dated June 16, 1997

STATE OF VIRGINIA)
:
COUNTY OF Frederick)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Hazel B. Upchurch, whose name as Trustee under the James H. Upchurch Family Trust dated June 16, 1997, 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 Instrument she as such Trustee and with full authority executed the same voluntarily as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of May, 2002.

Neil Brian See
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 2/28/2005

STATE OF VIRGINIA)
:
City
COUNTY OF Winchester)
County of Frederick

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Hazel B. Upchurch, whose name as Successor Trustee under the Upchurch Living Trust dated June 16, 1997, 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 Instrument she as such Successor Trustee and with full authority executed the same voluntarily as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of May, 2002.

Neil Brian See
NOTARY PUBLIC

AFFIX SEAL

My Commission Expires: 2/28/2005