

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Merle E. Clement
125 St. Charles Drive
Helena, AL 35080

WARRANTY DEED



20030509000288580 Pg 1/1 46.00
Shelby Cnty Judge of Probate, AL
05/09/2003 11:51:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred sixty nine thousand nine hundred and no/100 dollars, (\$169,900.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Irene M. White, a single woman

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

Sungho Sim

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 53, according to the Survey of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.

Irene M. White is the surviving grantee of that deed recorded in Instrument Number 1995 Page 16644. The other grantee Thomas J. White died on or about Navember 21, 2001.

From the purchase price of one hundred sixty nine thousand nine hundred and no/100 dollars, (\$169,900.00), one hundred thirty five thousand nine hundred twenty and no/100 dollars (\$135,920.00) is from a purchase money first mortgage from MortgageAmerica, Inc., its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 22nd day of April, 2003.

Irene M. White By: Charles D. Swann her Attorney in Fact.

Irene M. White
By: Charles D. Swann her Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Charles D. Swann, Attorney in Fact for Irene M. White whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2003.

[Signature]
Notary Public

My Commission Expires: 2/1/07