

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Arthur Scott
2120 Southwinds Circle
Birmingham, Alabama 35244

20080703000270950 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/03/2008 10:45:15AM FILED/CERT

WARRANTY DEED

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

That in consideration of **Seven Hundred Eighty-Eight Thousand and 00/100 Dollars (\$788,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Chris Kim and his wife Tamara Maze Kim

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

A.
Arthur Scott

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 79, according to the Survey of Southlake First Addition,
as recorded in Map Book 14, Page 31, in the Probate Office
of Shelby County, Alabama.**

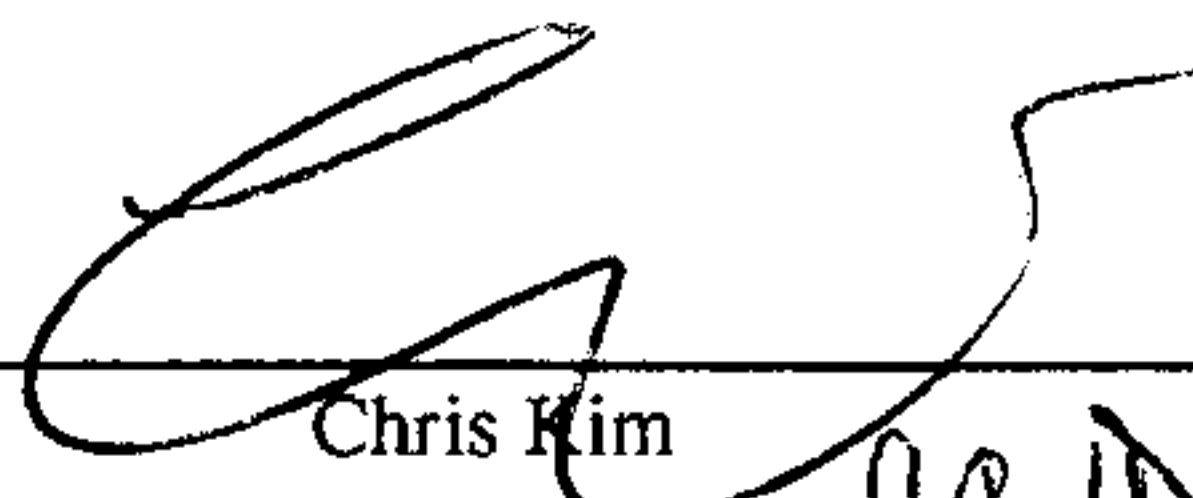
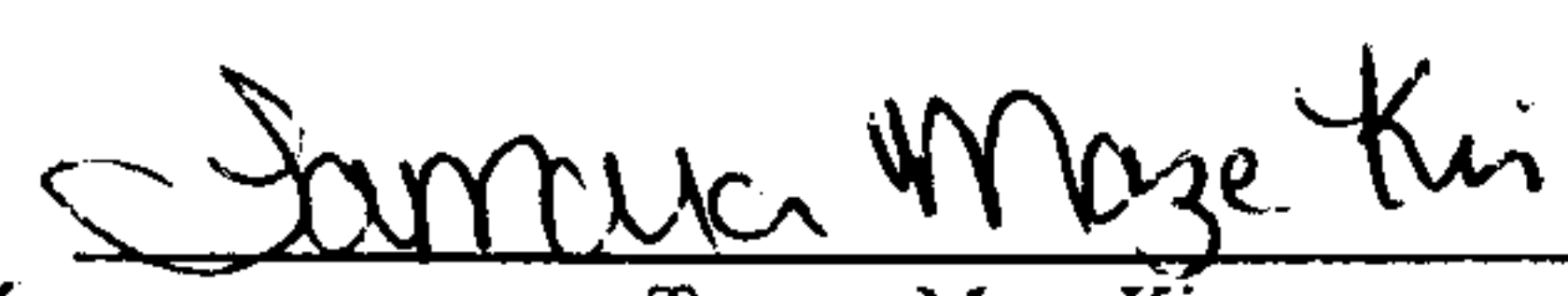
\$820,666.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2008 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

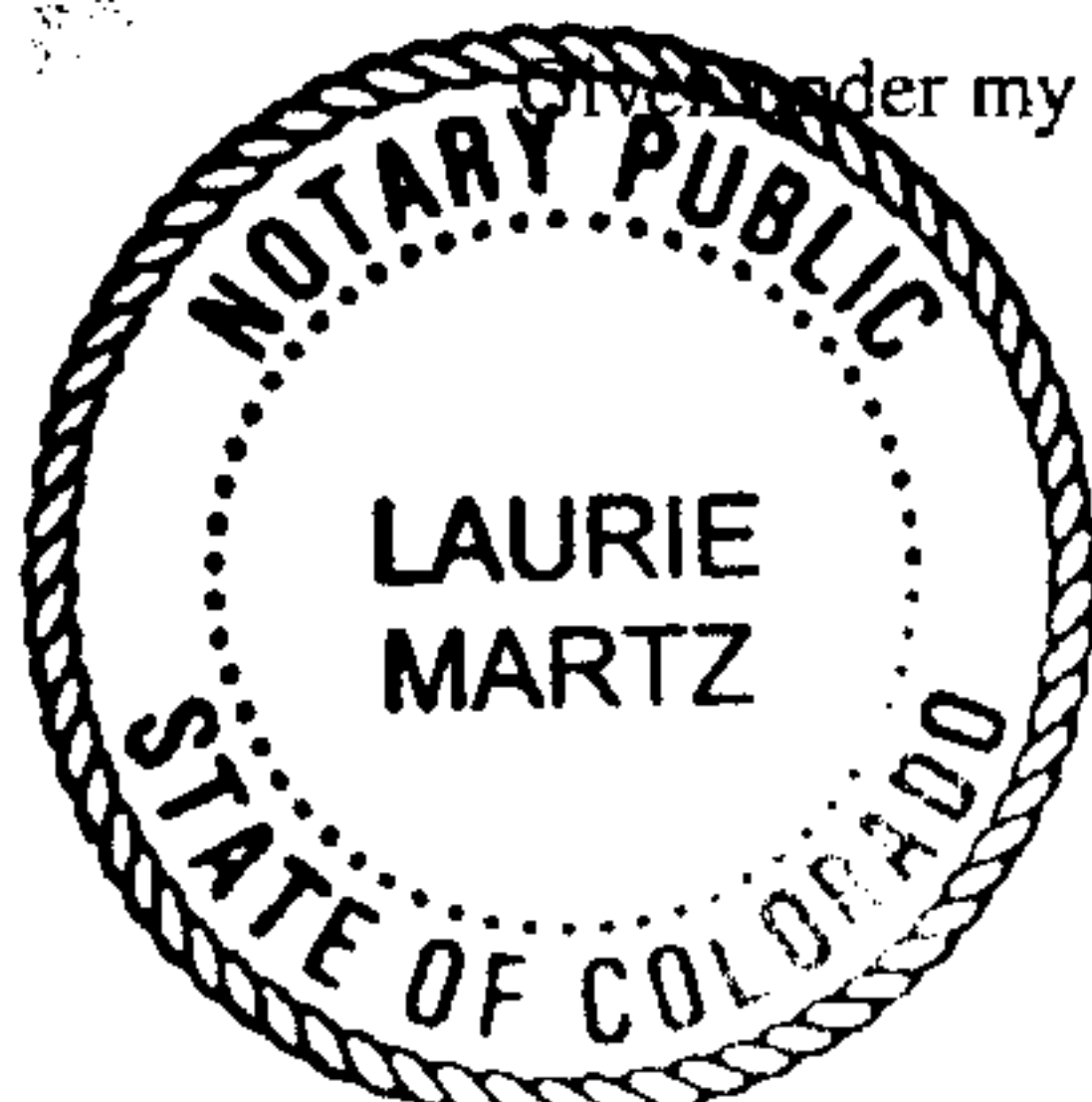
TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 26th day of June, 2008.

 (Seal)  (Seal)
Chris Kim Tamara Maze Kim
CO is verified *AL is verified*
STATE OF COLORADO
El Paso COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chris Kim and Tamara Maze Kim 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.



My Commission Expires 01-04-2012


Notary Public:
My Commission Expires: 1-4-2012

08-2549