



20081205000458530 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/05/2008 01:26:48PM FILED/CERT

Send tax notice to:
Seth & Julie Carney
3514 York Stree
Birmingham, AL 35242
NTC0800345

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 12/05/2008
State of Alabama

Deed Tax: \$4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00) in hand paid to the undersigned, Hyon Kyo Han and Keum Sook Han, Husband and Wife, (hereinafter referred to as Grantors”) by Julie M. Carney and Seth O. Carney (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Meadow Brook Second Sector Second Phase, as recorded in Map Book 7, Page 130 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$271,418.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Hyon Kyo Han and Keum Sook Han hereunto set their signature(s) and seal(s) on November 24, 2008.

Hyon Kyo Han
Hyon Kyo Han

Keum Sook Han
Keum Sook Han

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hyon Kyo Han and Keum Sook Han, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of November, 2008.

Pamela Short
Notary Public

Print Name:
Commission Expires: 8/28/10

(NOTARIAL SEAL)

