



20090205000039260 1/2 \$61.50  
Shelby Cnty Judge of Probate, AL  
02/05/2009 03:21:12PM FILED/CERT

Send tax notice to:  
Young H. Kim  
1000 Eagle Crest Circle  
Birmingham, AL 35242  
NTC0900007

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

STATE OF ALABAMA  
Shelby COUNTY

Shelby County, AL 02/05/2009  
State of Alabama

Deed Tax: \$47.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Six Thousand and 00/100 Dollars (\$236,000.00) in hand paid to the undersigned, **WGB, LLC, Alabama Limited Liability Company** (hereinafter referred to as "Grantor") by **Young H. Kim and Misook Chang** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 913, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, 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.

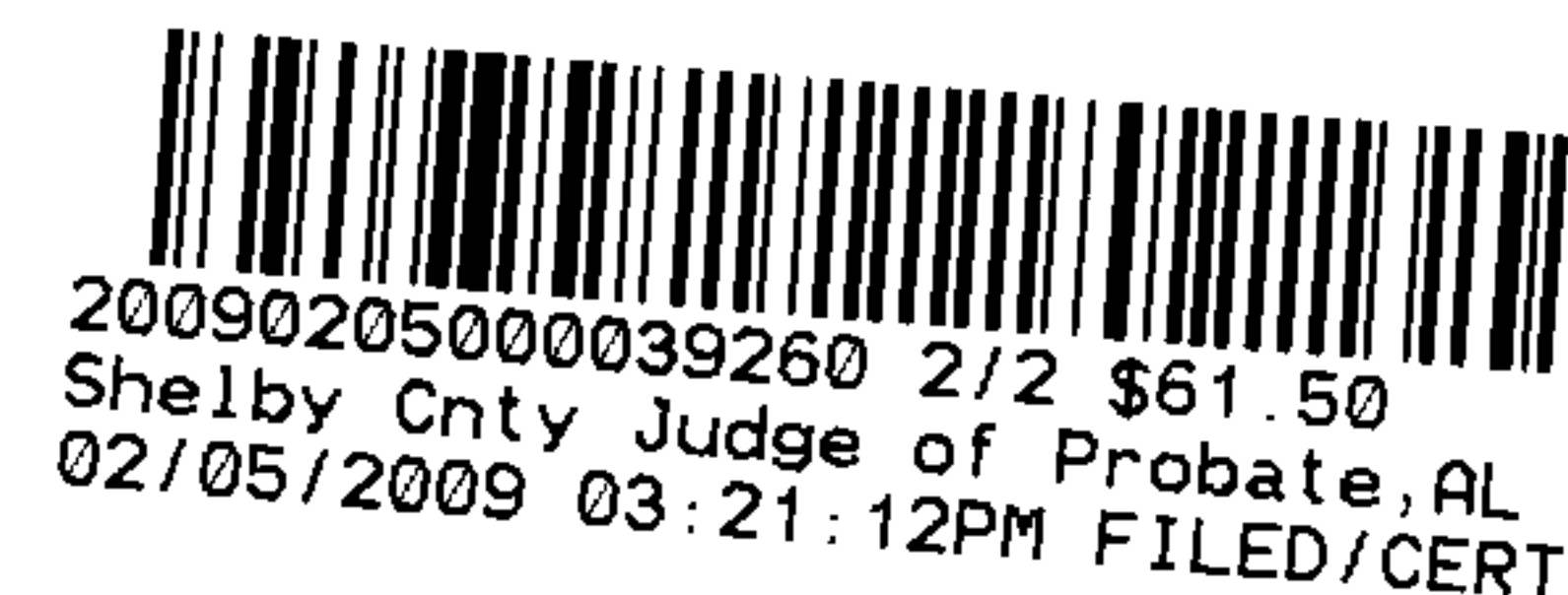
\$188,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, WGB, LLC by Michael D. Green its  
Managing Member, who is authorized to execute this conveyance, has hereunto set its  
signature and seal on this the 30th day of January, 2009

By:   
WGB, LLC  
Michael D. Green  
ITS Managing Member

STATE OF ALABAMA  
COUNTY OF Jefferson



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Green, whose name as Managing Member of WGB, LLC , an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 30th day of January, 2009.

A handwritten signature in cursive script, which appears to read "Paula D. Levitt", is written over a horizontal line.

Notary Public

Print Name:

Commission Expires: 2-15-10