

Send tax notice to:

Bart Box

Leslie Ann Box

247 Woodbury Drive

Sterrett, AL 35147

NTC0900044

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243



20090319000103260 1/2 \$59.50
Shelby Cnty Judge of Probate, AL
03/19/2009 02:31:40PM FILED/CERT

STATE OF ALABAMA

COUNTY Shelby

Shelby County, AL 03/19/2009
State of Alabama

WARRANTY DEED

Deed Tax: \$45.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Seven Thousand and 00/100 Dollars (\$227,000.00) in hand paid to the undersigned Duck Hee Kang, an unmarried woman (hereinafter referred to as Grantor”) by Bart Box and Leslie Ann Box (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 218, according to the Survey of Forest Parks, 2nd Sector, as recorded in Map Book 22, Page 71, 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.

\$181,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

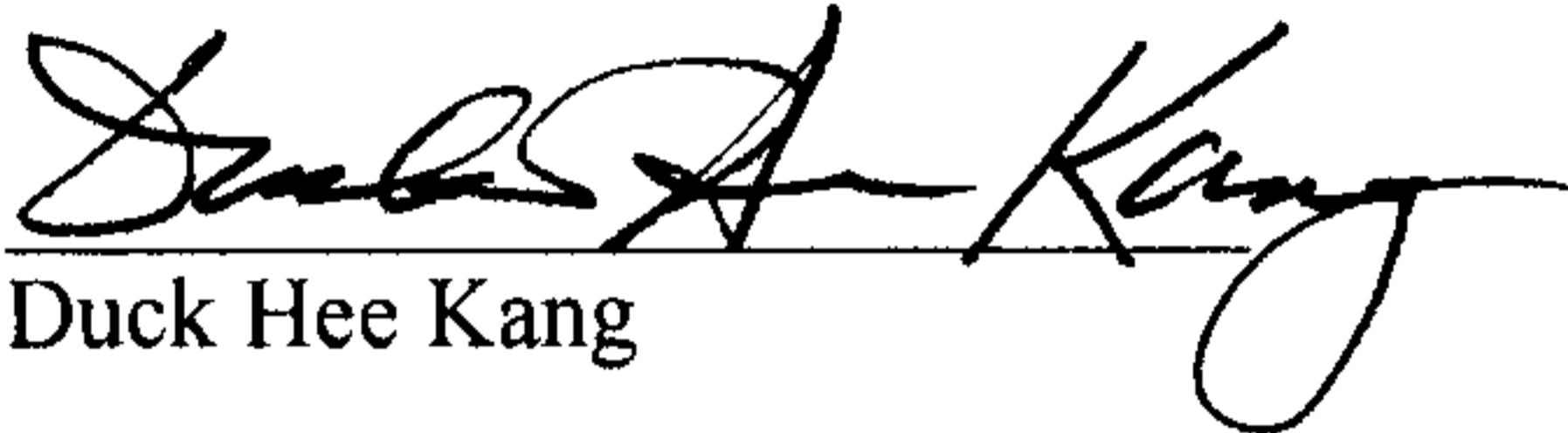
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.



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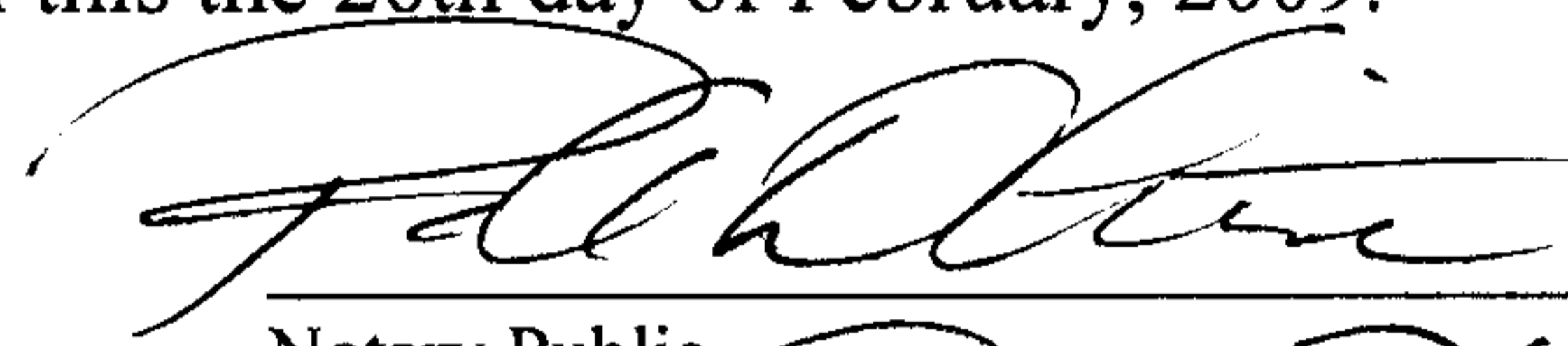
IN WITNESS WHEREOF, Grantor(s) Duck Hee Kang hereunto set their signature(s) and seal(s) on February 26, 2009.


Duck Hee Kang

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Duck Hee Kang, an unmarried woman, 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 26th day of February, 2009.


Notary Public
Print Name: Paula Dlevitt
Commission Expires: 2-15-12

(NOTARIAL SEAL)