

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

Send Tax Notice To:
James Bond Kwon
453 Forest Lakes Drive
Sterrett, AL 35147



20130205000050610 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
02/05/2013 01:35:48 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$172,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Michael Joseph Carlisle and Angela D. Carlisle, Husband and Wife
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

James Bond Kwon

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

Lot 183, according to the Final Plat of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A&B, in the Probate Office of Shelby County, Alabama.

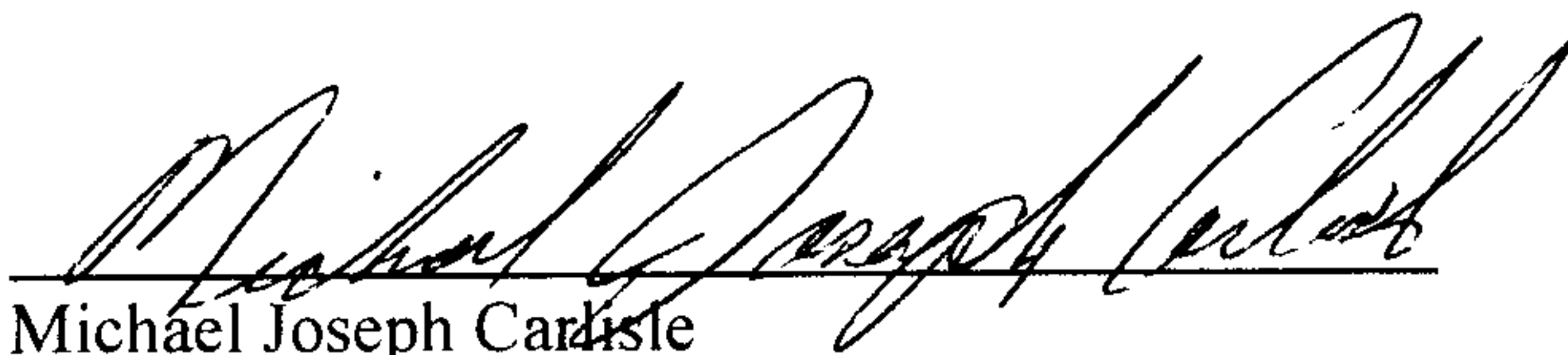
Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.
\$146,625.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

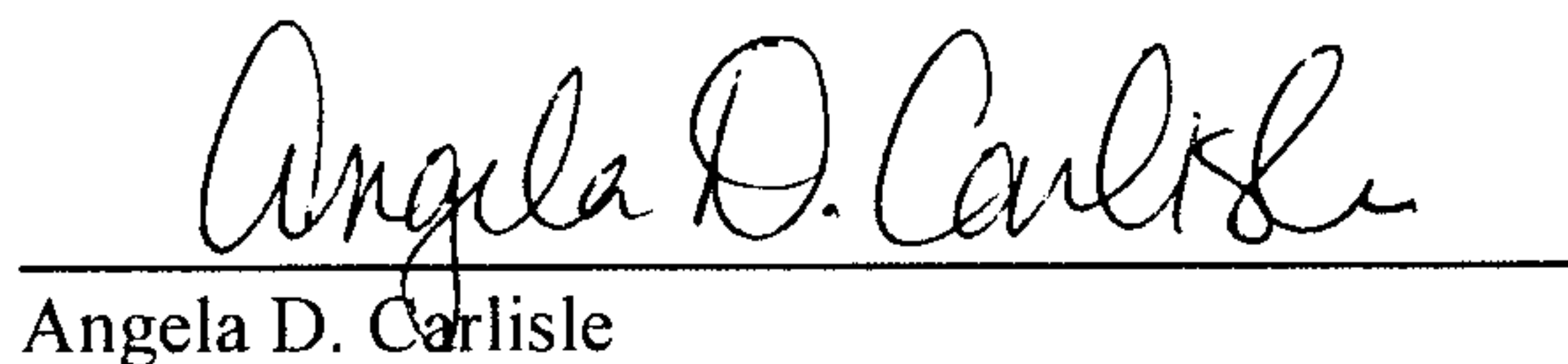
TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 29th day of January, 2013.


Michael Joseph Carlisle

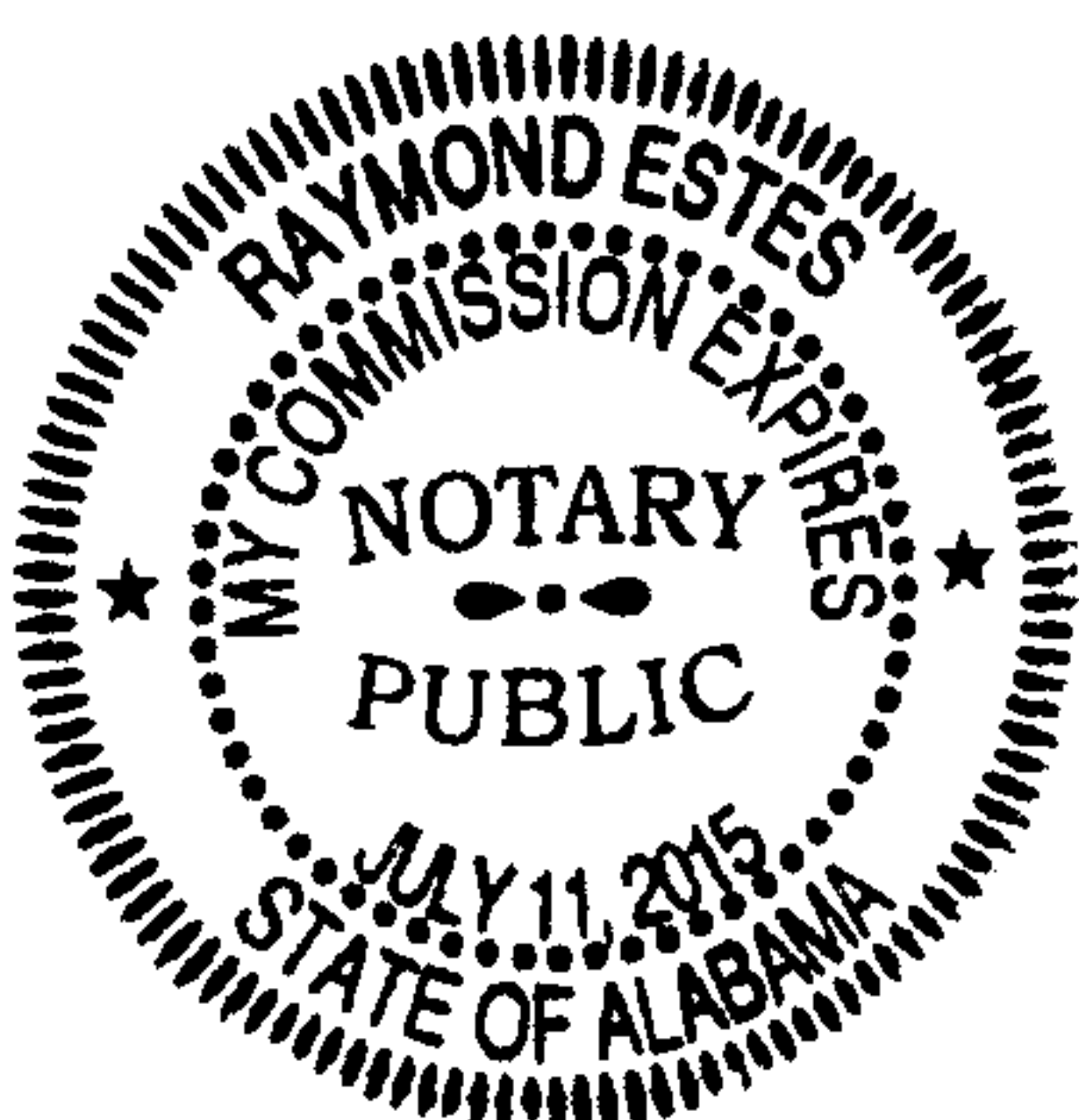

Angela D. Carlisle

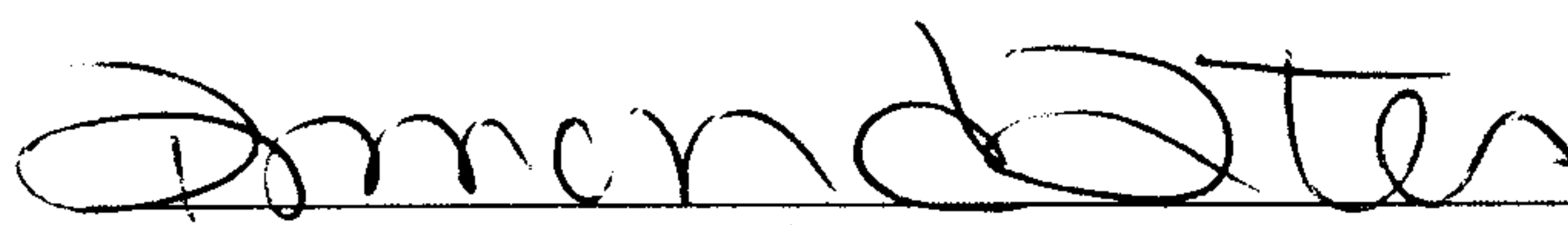
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Joseph Carlisle and Angela D. Carlisle, 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.

Given under my hand and official seal this 29th day of January, 2013.




Notary Public - R. Timothy Estes
My Commission Expires: 07/11/15

Shelby County, AL 02/05/2013
State of Alabama
Deed Tax: \$26.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1

Grantor's Name: Michael Joseph Carlisle
Angela D. Carlisle

Grantee's Name: James Bond Kwon

Mailing Address: 453 Forest Lakes Drive
Sterrett, AL 35147

Mailing Address: 5535 Westlawn Ave #317
Los Angeles, CA 90066

Property Address: 453 Forest Lakes Drive
Sterrett, AL 35147

Date of Sale: 1/29/13

Total Purchase Price: \$ 172,500.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property Address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property is conveyed.

Total Purchase Price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided on the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 (h).

Date: 1-29-13


Print Name: R. Timothy Estes

Signature: [Signature]

☐ Grantor ☐ Grantee ☐ Owner ☒ Agent

☐ Unattested _____

(Verified by)


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