


Send tax notice to:
JUSTIN L. SCARSELLA and JESSICA W. SCARSELLA
5021 EAGLE CREST ROAD
BIRMINGHAM, AL 35242


20131007000400330 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
10/07/2013 08:02:57 AM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Thirty-Three Thousand and 00/100 (333000.00)** and other valuable considerations to the undersigned **GRANTOR(S)**, **EUN YOUNG CHOI**, AS **PERSONAL REPRESENTATIVE OF THE ESTATE OF YANG H. CHOI A/K/A YANG HO CHOI**, DECEASED (JEFFERSON COUNTY, ALABAMA PROBATE CASE NO. 2013-219809), (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR(S)** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **JUSTIN L. SCARSELLA and JESSICA W. SCARSELLA**, hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 526, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 5TH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 138, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

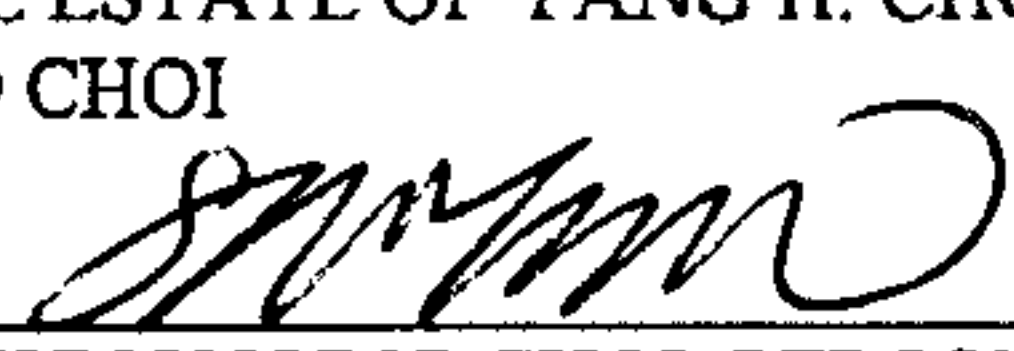
\$316,350.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said **GRANTEE (S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 26th day of September, 2013.

THE ESTATE OF YANG H. CHOI A/K/A YANG
HO CHOI
BY  *personal Representative*
EUN YOUNG CHOI, PERSONAL
REPRESENTATIVE

**STATE OF ALABAMA
COUNTY OF Shelby**

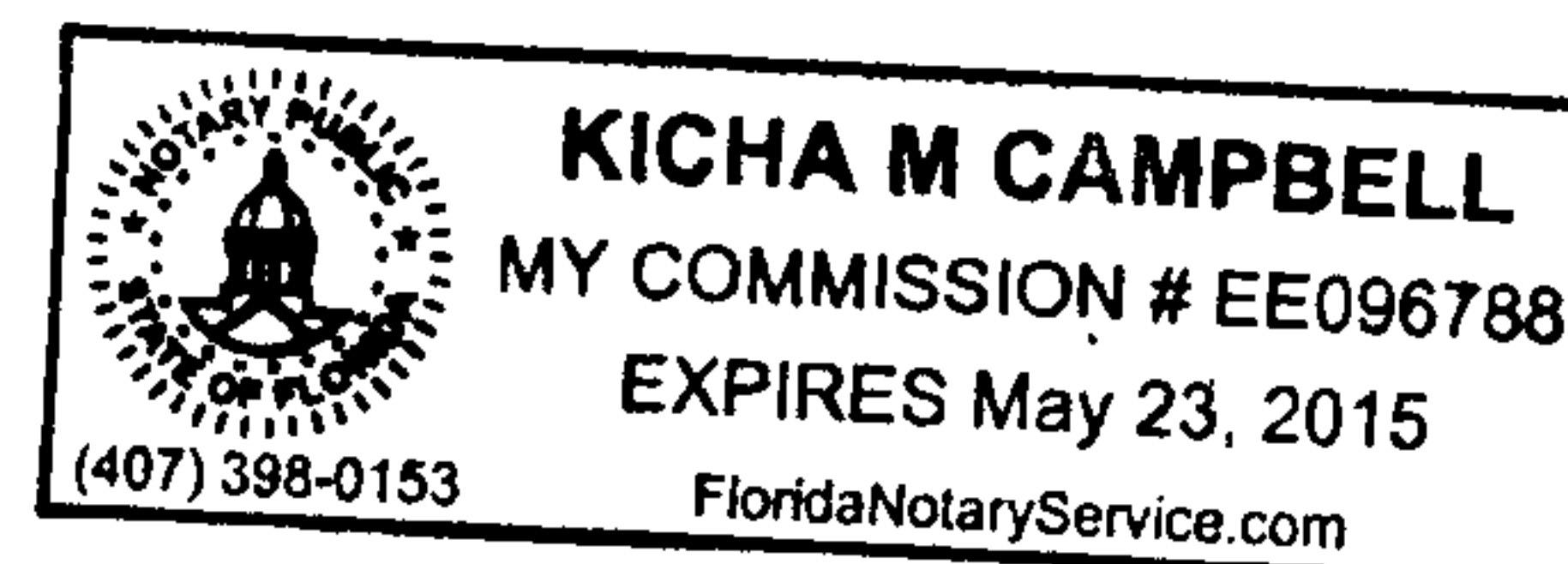
I, the undersigned authority, a Notary Public in and for said State, hereby certify that **EUN YOUNG CHOI, PERSONAL REPRESENTATIVE OF ESTATE OF YANG H. CHOI A/K/A YANG HO CHOI** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of the Estate.

Given under my hand and seal of office this 26th day of September, 2013


NOTARY PUBLIC

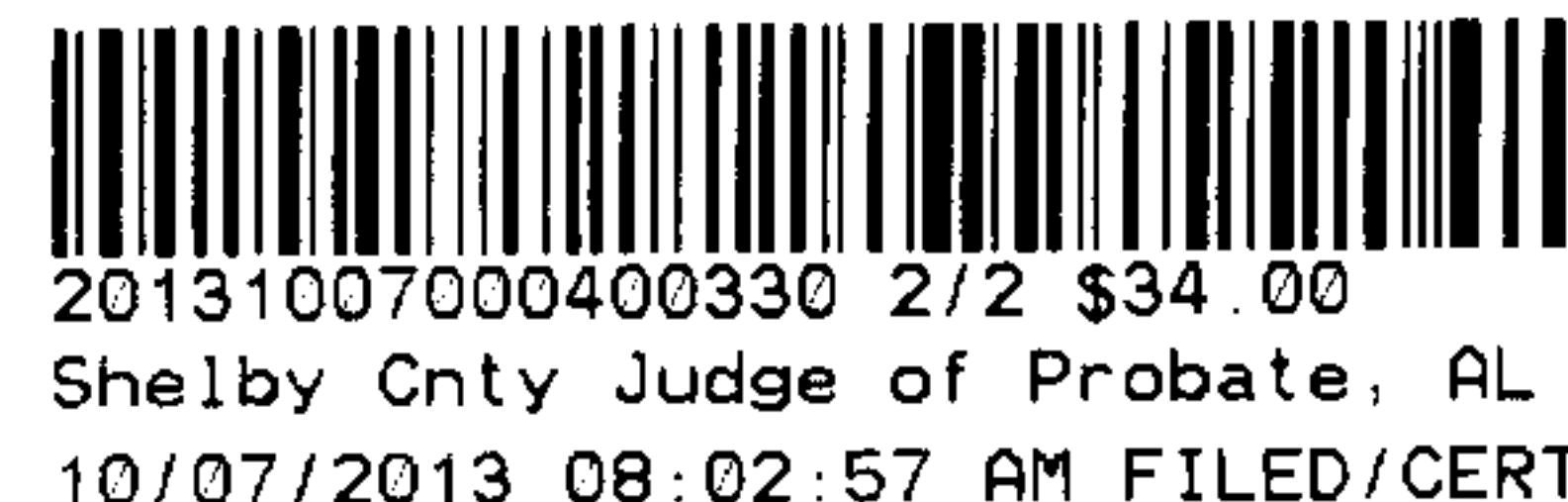
MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



SLF 13-352

Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$17.00



Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF YANG HO CHOI
Mailing Address: 1665 Osprey Bend
Weston, AL 33317

Grantee's Name JUSTIN L. SCARSELLA
Mailing Address: 5021 EAGLE CREST ROAD
BIRMINGHAM, AL 35242

Property Address 5021 EAGLE CREST ROAD
BIRMINGHAM, AL 35242

Date of Sale: September 30, 2013

Total Purchaser Price \$333000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

(Recordation of documentary evidence is not required)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other _____

x Closing Statement

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 of which interest to the property was 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 and 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 1975 Sec. 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date 10/1/13

Print JUSTIN L. SCARSELLA

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

