

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
EDWARD HWANG
101 Trinity Court
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Nine Thousand and 00/100 Dollars (\$129,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, THOMPSON REALTY CO., INC., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto EDWARD HWANG AND HOPE HWANG (herein referred to as "Grantee"), as Joint Tenants with rights of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 221-C, ACCORDING TO THE LEWIS RESURVEY, AS RECORDED IN MAP BOOK 18, PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and her assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by GEORGE THOMPSON, as President of Thompson Realty Co., Inc., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 6th day of JUNE, 2014.

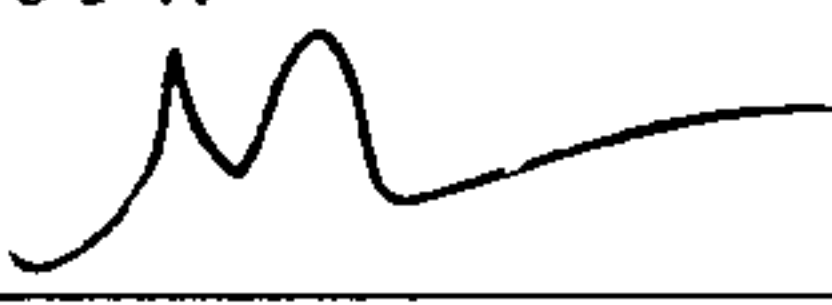
THOMPSON REALTY CO., INC.

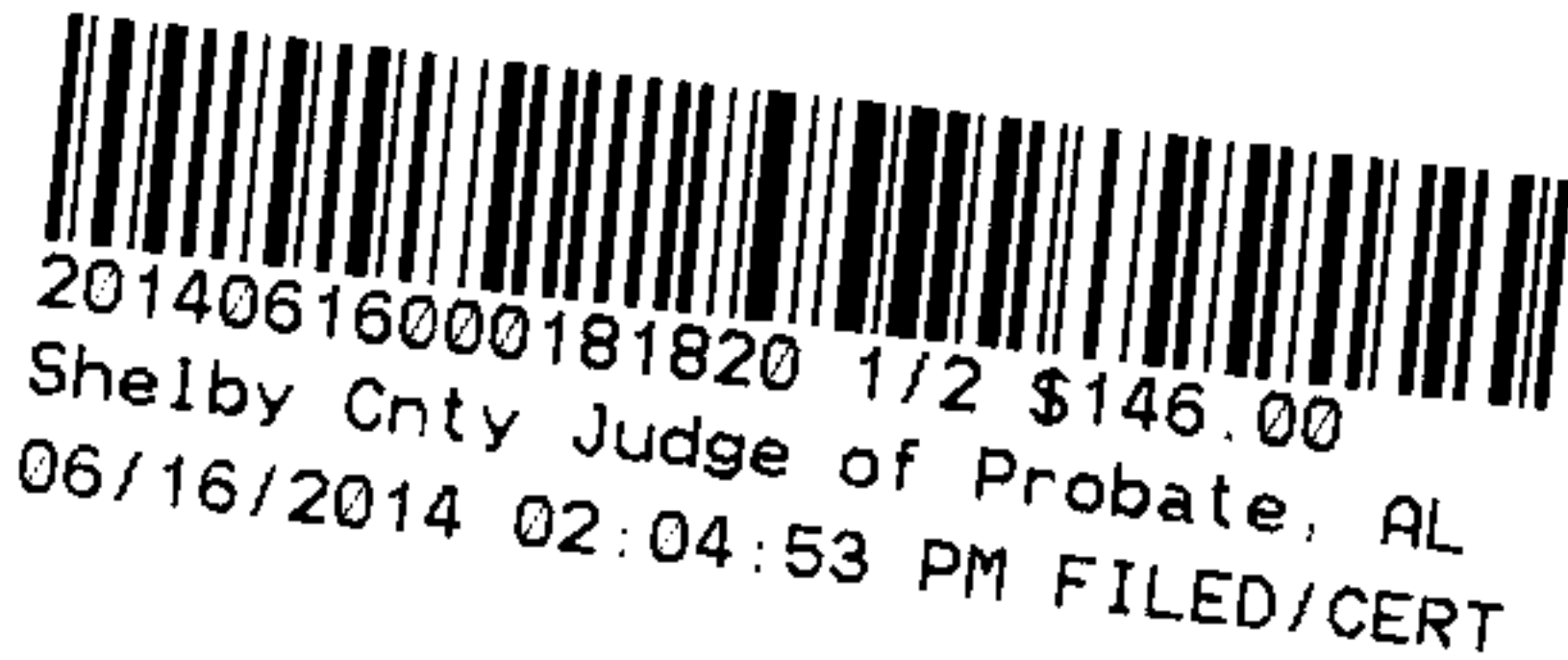
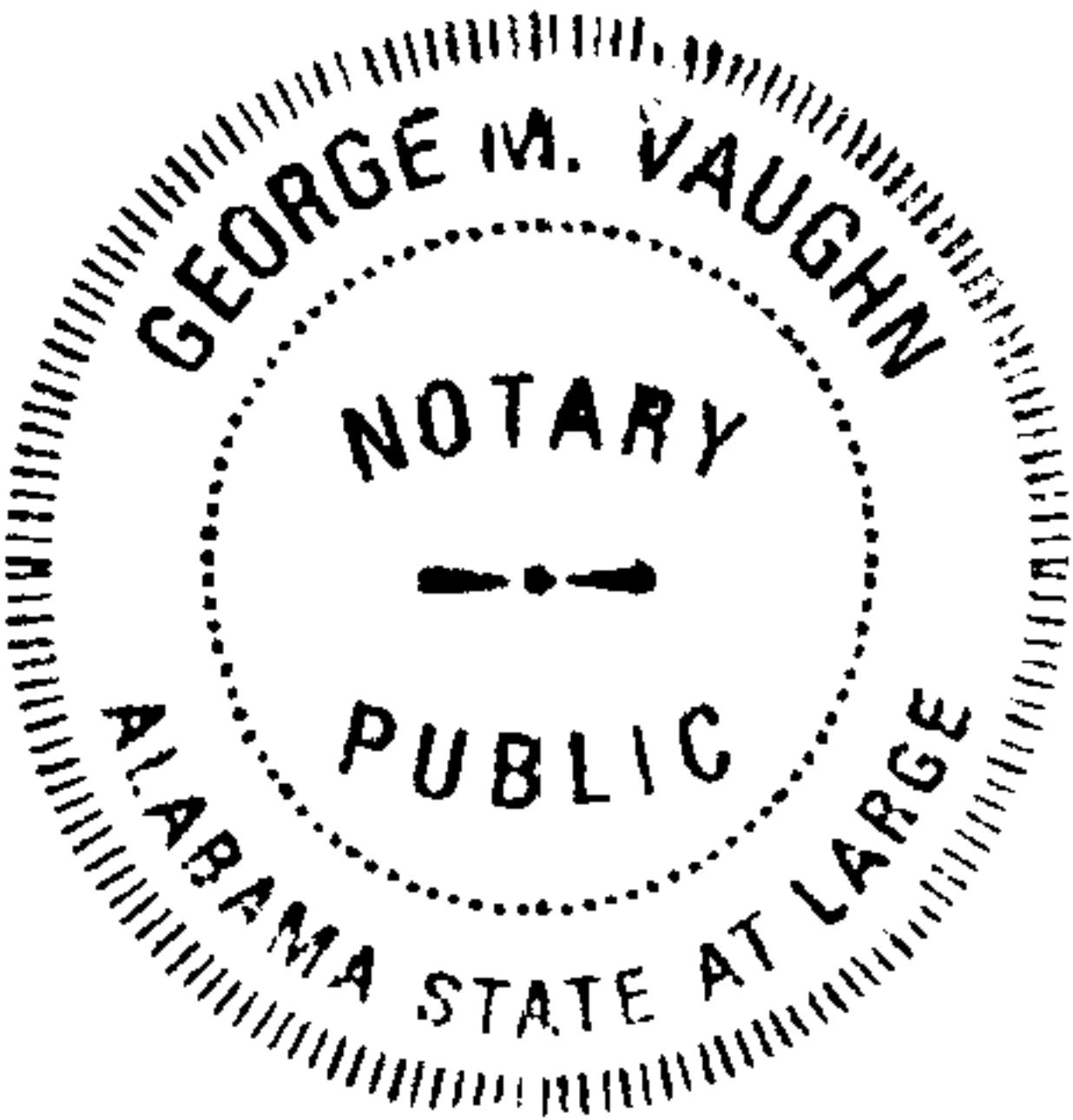
By: 
GEORGE THOMPSON, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GEORGE THOMPSON, whose name as President of THOMPSON REALTY CO., INC., an Alabama corporation, 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, 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 6th day of JUNE, 2014.


Notary Public
My Commission Expires: 9/18/2017



Real Estate Sales Validation Form

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

Grantor's Name Thompson Realty Co., Inc.
Mailing Address c/o George Vaughn
300 Cahaba Park Circle S.W.
Birmingham AL 35242

Grantee's Name Edward Hwang
Mailing Address 901 Trinity Court
Birmingham AL 35242

Property Address Lot 221-C
Shelby County

Date of Sale 6/6/2014
Total Purchase Price \$ 129,000
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
☐ 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 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 § 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 § 40-22-1 (h).

Date 6/6/2014

Print George Vaughn

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20140616000181820 2/2 \$146.00
Shelby Cnty Judge of Probate, AL
06/16/2014 02:04:53 PM FILED/CERT

d by)

Form RT-1