



20141104000346840 1/3 \$138.00  
 Shelby Cnty Judge of Probate, AL  
 11/04/2014 09:21:42 AM FILED/CERT

This Instrument was prepared by:  
 P.K. Smartt, Esq.  
 P.O. Box 256  
 Helena, AL 35080

Upon Recording Send to:  
 Jennifer Sun  
 613 10<sup>th</sup> Avenue SW  
 Alabaster, AL 35007

## WARRANTY DEED

STATE OF ALABAMA       )  
 SHELBY COUNTY         )

### PREPARER OF THIS DEED HAS NOT REVIEWED TITLE

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor(s) in hand paid by the Grantee herein, the receipt and sufficiency of such is acknowledge, Shu-Pong Sun, a single individual (hereinafter referred to as Grantor) do grant, bargain, sell and convey unto Jennifer Sun (herein after referred to as Grantee), her heirs and assigns, the following described real estate situated in SHELBY COUNTY, ALABAMA, to wit:

*Legal Description: BEG @ PT ON W/L CO HWY17 330 N/O S/L NW1/4 NW1/4 SEC31  
 T18S R1W TH O N HWY ROW 165FT W (address 3608 Cahaba Beach Rd)  
 Parcel Identification # 039310001038000*

*Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.*

TO HAVE AND TO HOLD Unto said Grantee, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said Grantees, his/her heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my/our hands and seals, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Shu-Pong Sun  
 Shu-Pong Sun

Shelby County, AL 11/04/2014  
 State of Alabama  
 Deed Tax: \$118.00

REPUBLIC OF KOREA  
 SPECIAL CITY OF SEOUL  
 STATE OF ALABAMA } ss )  
 EMBASSY OF THE  
 UNITED STATES OF AMERICA )  
 COUNTY OF \_\_\_\_\_

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that **Shu-Pong Sun**, a single individual whose name 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, the same voluntarily executed this conveyance on the day same bears date.

Given under my hand and seal on this the \_\_\_ day of 24 SEP 2014, 2013.

**Thomas J Poeschl**  
**Consular Associate**



Notary Public

My Commission Expires: **INDEFINITELY**



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# Real Estate Sales Validation Form

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

Grantor's Name Shu-Pong Sun  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Jennifer Cha Sun  
Mailing Address 613 10th. SW  
Alabaster. AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11-4-2014

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 117,720



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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 \_\_\_\_\_

Print \_\_\_\_\_

☒ Unattested

Karen Melsen Sign  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1