

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ramsey H. White and Kendall L. White
6001 Forest Lakes Cove
Sterrett, AL 35147

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

:

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty Thousand and 00/100 (\$150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Yong Yul Choi and wife, Lisa Choi**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ramsey H. White and Kendall L. White**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 379, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:


Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015.
Existing covenants and restrictions, easements, building lines and limitations of record.

\$135,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 06/03/2015
State of Alabama
Deed Tax: \$15.00


20150603000184430 1/5 \$41.00
Shelby Cnty Judge of Probate, AL
06/03/2015 02:44:16 PM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20th day of May, 2015.

Yong Yul Choi
Yong Yul Choi

Lisa Choi
Lisa Choi

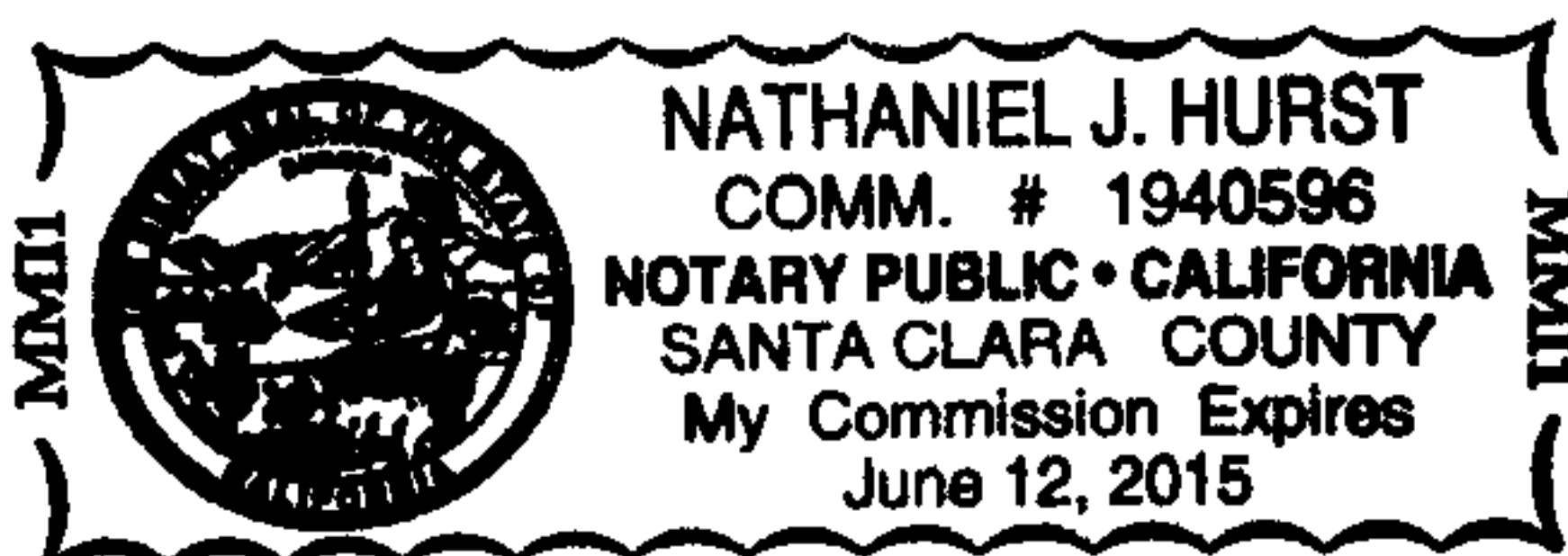
STATE OF CALIFORNIA)
 :
COUNTY OF SANTA CLARA)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Yong Yul Choi and wife, Lisa Choi, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of May, 2015.

Nathaniel J. Hurst
NOTARY PUBLIC
My Commission Expires:

(AFFIX SEAL)




20150603000184430 2/5 \$41.00
Shelby Cnty Judge of Probate, AL
06/03/2015 02:44:16 PM FILED/CERT



20150603000184430 3/5 \$41.00
Shelby Cnty Judge of Probate, AL
06/03/2015 02:44:16 PM FILED/CERT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SANTA CLARA)

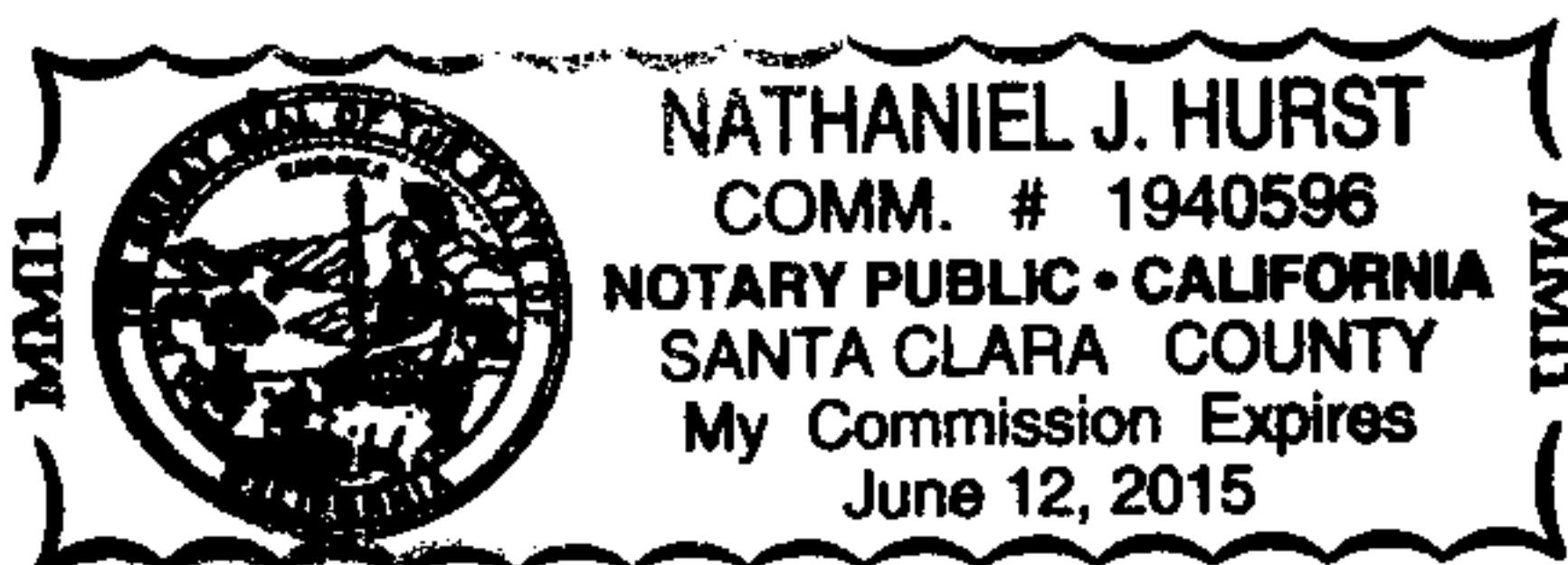
On 05/20/2015 before me, NATHANIEL J. HURST,
Date Here Insert Name and Title of the Officer

personally appeared YONG YUL CHOI
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

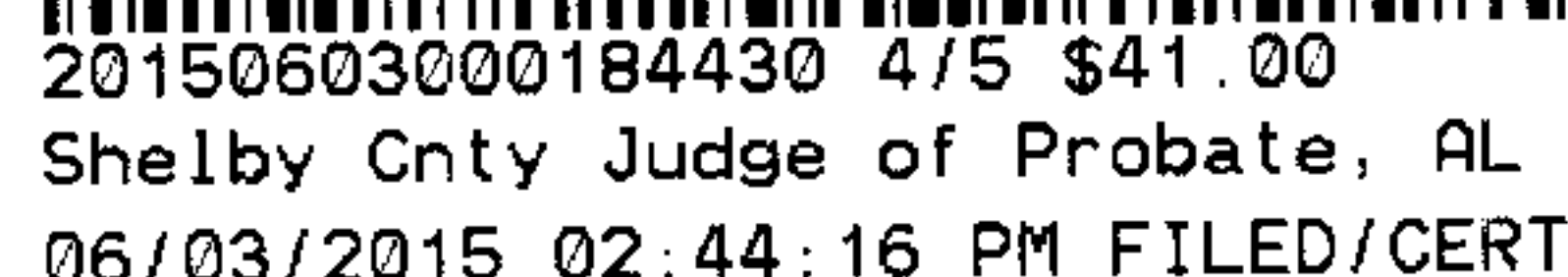
☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

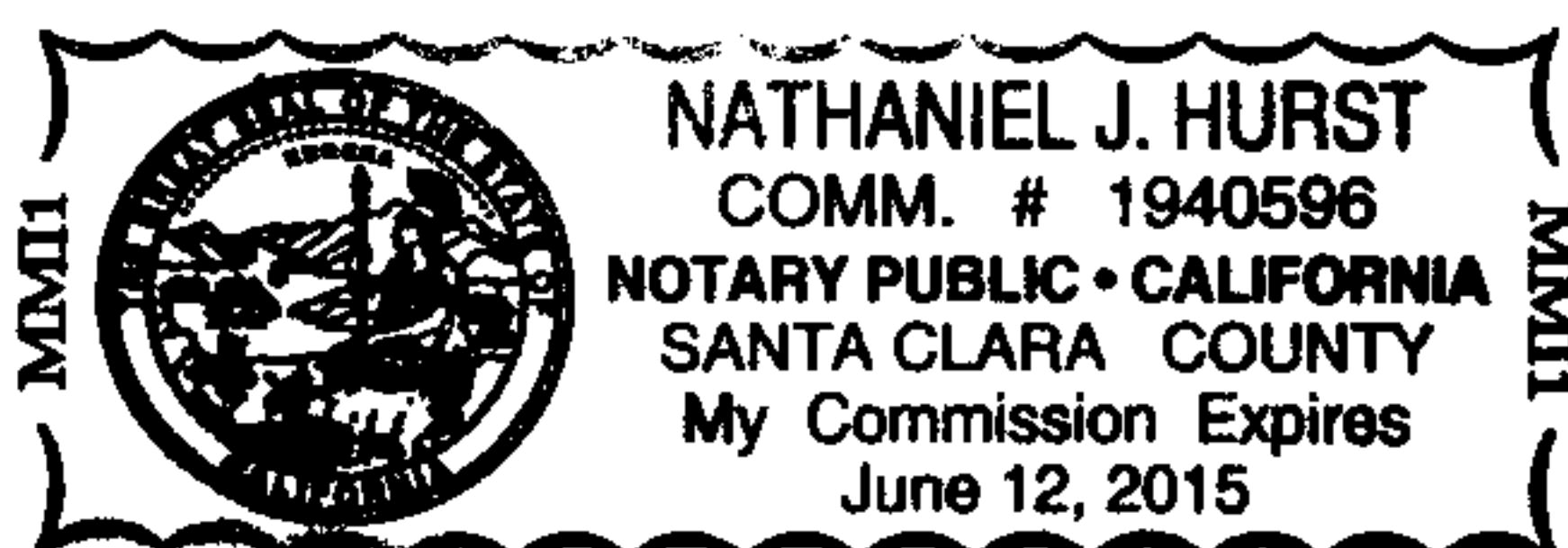


CIVIL CODE § 1189

State of California)
County of SANTA CLARA)
On 05/20/2015 before me, NATHANIEL J. HURST
Date Here Insert Name and Title of the Officer
personally appeared LISA CHOI
Name(s) of Signer(s)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature _____
Signature of Notary Public



OPTIONAL

Description of Attached Document

Number of Pages: _____ Signer(s) Other Than Named Above: _____

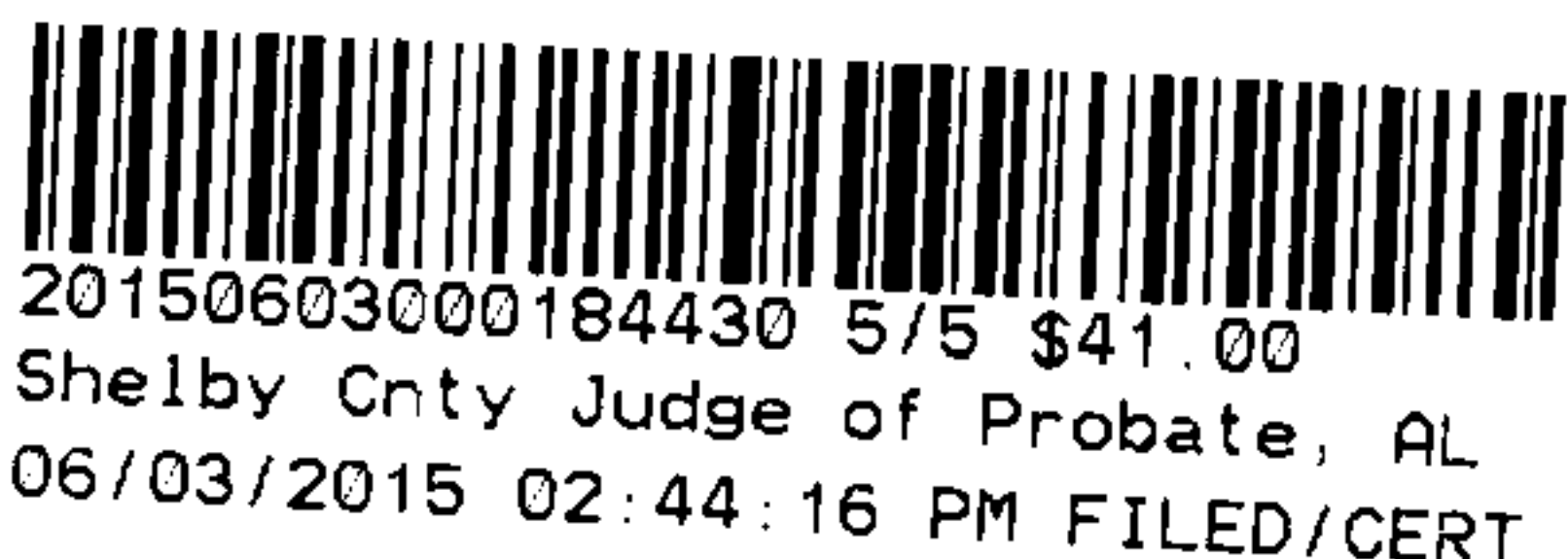
Signer Is Representing:

Signer Is Representing:

Real Estate Sales Validation Form

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

Grantor's Name	Yong Yul Choi and Lisa Choi	Grantee's Name	Ramsey H. White and Kendall L. White
Mailing Address	7250 Blue Hill Road #327 San Jose, CA 95129	Mailing Address	6001 Forest Lakes Cove Sterrett, AL 35147
Property Address	6001 Forest Lakes Cove Sterrett, AL 35147	Date of Sale	May 28, 2015
		Total Purchase Price	\$ 150,000.00
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input type="checkbox"/> 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 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 Yong Yul Choi and Lisa Choi

Unattested

(verified by)

Sign

Yong Yul Choi Lisa Choi
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW