20151005000347360 10/05/2015 09:14:38 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Send Tax Notice To:

Bicminsham. M85242

GENERAL WARRANTY DEED

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Three Thousand and NO/100 Dollars (\$223,000.00) to the undersigned grantor,

Brook Highland Construction, LLC, an Alabama Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Kyoung Joo Cox,

(herein referred to as **Grantee**), in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 38, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$\frac{120,000}{\text{money mortgage closed}}\$ of the above consideration was secured by and through the purchase

TO HAVE AND HOLD to the said Grantee together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said **GRANTEE**, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Member, David Cox, who is authorized to execute this conveyance, has hereto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the

(SEAL)

Brook Highland Construction, LLC, an Alabama Limited Liability Company

By: David Cox

Its: Authorized Member

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Cox, whose name as Authrozied Member of Brook Highland Construction, LLC, an Alabama Limited Liability Company, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 30 day of September

Notary Seal

Notary Public,

My commission expires:

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Brook Highland Construction 1000 Providence Park Suite 250 Birming and AL 35247	Mailing Address	Kyone 300 Com 4089 Eagle Ridge Ct Birmingham. An 35242
Property Address	4089 Eagle Ridge Ct Birmingham Az 25242	Date of Sale Total Purchase Price or	9/30/15
		Actual Value	\$
		or Assessor's Market Value	\$
			-
	document presented for record this form is not required.	lation contains all of the red	quired information referenced
	Induction of the state of the s	structions name of the person or pe	rsons conveying interest
Grantee's name ar to property is being	nd mailing address - provide the conveyed.	e name of the person or pe	ersons to whom interest
Property address -	the physical address of the pro-	operty being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the pr	operty was conveyed.	
	ce - the total amount paid for the the instrument offered for reco	- n -	, both real and personal,
conveyed by the in	e property is not being sold, the strument offered for record. The or the assessor's current mark	nis may be evidenced by an	, both real and personal, being n appraisal conducted by a
excluding current ι responsibility of va	ded and the value must be detented as valuation, of the property as luing property for property tax por Alabama 1975 § 40-22-1 (h).	s determined by the local of ourposes will be used and	official charged with the
accurate. I further	of my knowledge and belief thunderstand that any false state ated in <u>Code of Alabama 1975</u>	ments claimed on this forn	
Date 9/30/15		rint Amy Florine	<u> </u>
Unattested	(verified by)	Sign ————————————————————————————————————	e/Owner/Agent/) circle one

Official Public Records

Shelby County, AL 10/05/2015 09:14:38 AM

County Clerk

\$123.00 CHERRY

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Judge James W. Fuhrmeister, Probate Judge,