

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Jessica Sandoval
1111 18th Ave.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20171003000360150
10/03/2017 12:02:04 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Twelve Thousand Dollars and No Cents (\$12,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

John Kim, an unmarried man, whose mailing address is:

5092 Cahaba Valley Road, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jessica Sandoval, whose mailing address is: 1111 18th Ave., Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1111 18th Ave., Calera, AL 35040** to-wit:

48 feet off of the West side of Lot Number 489 and 27 feet off of the East side of Lot Number 488, having a combined frontage of 75 feet on the South side of Patton Avenue and extending back South there from 200 feet from said avenue, according to N.B. Dare's map of the Town of Calera, Shelby County, Alabama, known as Block Number 271 of Dunstan's Survey, bounded on the East side by a wire fence. Situated, lying and being in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the 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, their heirs and assigns, that I am (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.

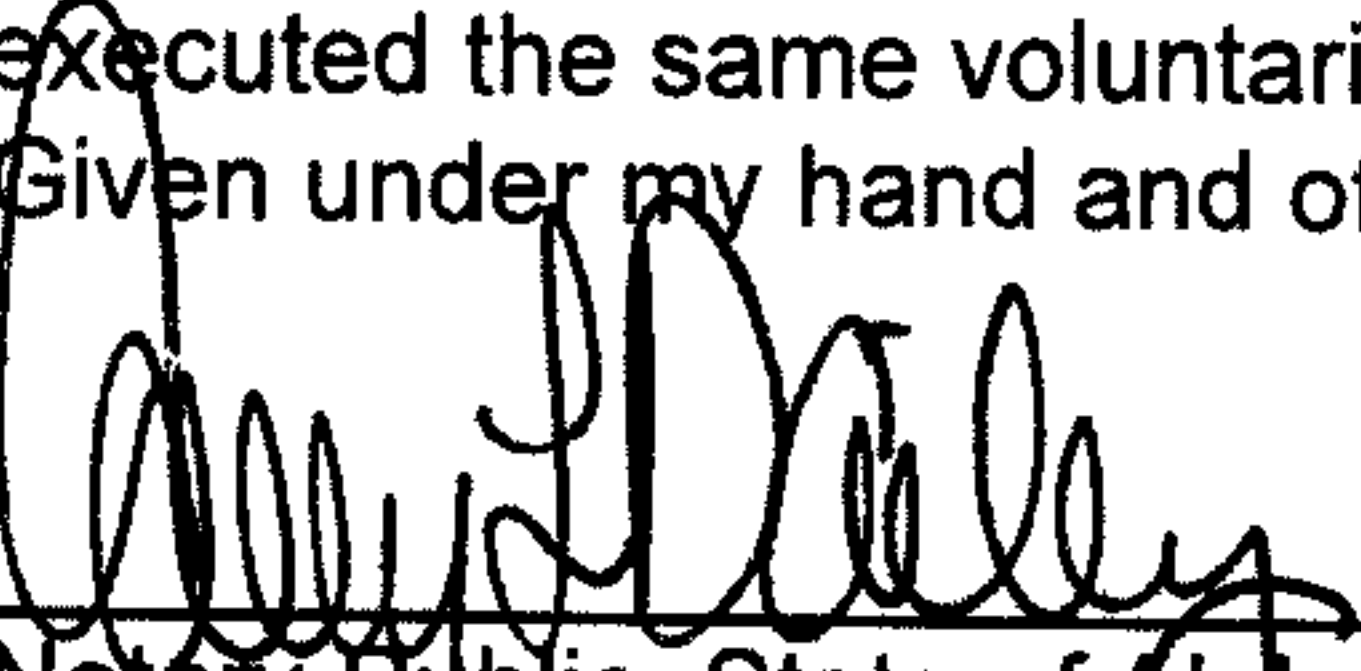
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 26th day of September, 2017.



John Kim

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John Kim, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 26th day of September, 2017.



Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 12:02:04 PM
\$27.00 CHERRY
20171003000360150

