


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
NATHANIEL MADISON
248 KENTWOOD DR.
ALABASTER AL.
35007

WARRANTY DEED


20191002000361270 1/1 \$26.50
Shelby Cnty Judge of Probate, AL
10/02/2019 11:16:13 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (**\$230,000.00**), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Sungho Sim a married man, herein referred to as Grantor, whose mailing address is 314 HIGHLAND VIEW DR. BIRMINGHAM AL. 35242** (whether one or more), grants, bargains, sells and conveys unto **Nathaniel Lee Madison, Jr., (herein referred to as Grantee, whether one or more) whose mailing address is 248 KENTWOOD DR. ALABASTER AL. 35007**, the following described real estate, situated in Shelby County, Alabama, the address of which is **248 Kentwood Drive, Alabaster, Alabama 35007**, to-wit:

Lot 151, according to the Survey of Kentwood Third Addition Phase Three as recorded in Map Book 20, page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2020 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor

\$225,834.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

Grantor represents and warrants that there are no dues owing any governmental or quasi-governmental entity.

The property conveyed herein is not the homestead of the Grantor or his spouse.


TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

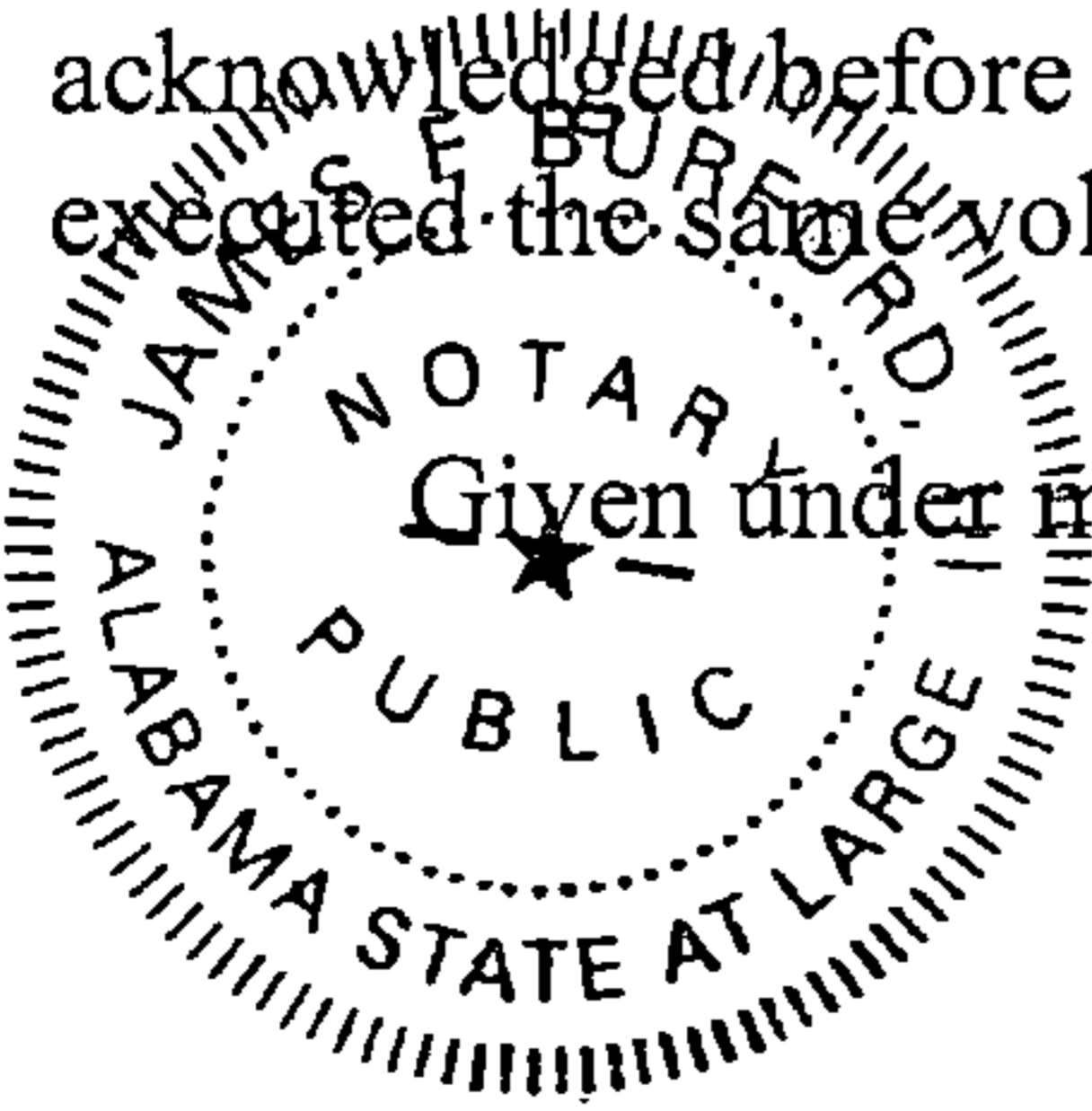
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 30 day of SEPT, 2019.


Sungho Sim

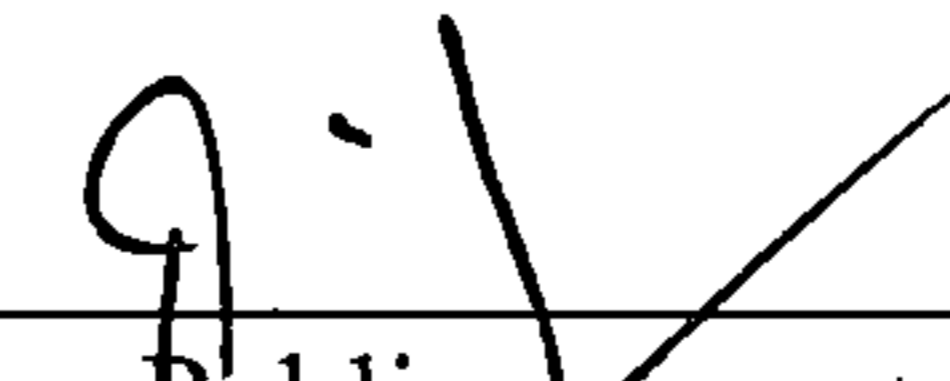
Shelby County, AL 10/02/2019
State of Alabama
Deed Tax: \$4.50

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Sungho Sim, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 30 day of SEPT, 2019.


Notary Public
My Commission Exp. 3.1.22