

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes Closings, LLC.  
2188 Parkway Lake Drive, Ste. 101  
Hoover, AL. 35244

SEND TAX NOTICE TO:  
Mi Kyung Hwang  
448 Lake Chelsea Way  
Chelsea, AL 35043

WARRANTY DEED

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

That in consideration of the sum of **Two Hundred Ninety-Seven Thousand Nine Hundred and 00/100 DOLLARS (\$297,900.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we

**Navjot Kaur and Amandeep Singh, Wife and Husband**  
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

**Mi Kyung Hwang**  
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:  
**Lot 9-59, according to the Map and survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, page 47, in the Probate Office of Shelby County, Alabama.**

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector and Chelsea Park Residential Association, Inc. and recorded as Instrument #20051229000659740 and Instrument #20060920000468120, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

**\$67,000.00** of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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 GRANTORS have hereunto set their signatures and seals, this the **22nd day of November, 2019.**

Navjot Kaur  
Amandeep Singh

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Navjot Kaur and Amandeep Singh** 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **22nd day of November, 2019.**

SEAL



Notary Public  
My Commission Expires: 7/11/23

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Navjot Kaur and Amandeep Singh</u>	Grantee's Name	<u>Mi Kyung Hwang</u>
Mailing Address	<u></u>	Mailing Address	<u>448 Lake Chelsea Way</u> <u>Chelsea, AL 35043</u>
Property Address	<u>448 Lake Chelsea Way</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>November 22, 2019</u>
		Total Purchase Price	<u>\$297,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other <u></u>
<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 November 22, 2019

☐ Unattested

(verified by)

Print Navjot Kaur  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/26/2019 11:49:12 AM  
\$323.00 CHARITY  
20191126000439710

*Alexis Bayal*