

Send tax notice to:  
INSEONG SHIN  
143 GRIFFIN PARK TRAIL  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA 2020989

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars (\$455,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RYAN L CORCORAN and STEPHANIE L CORCORAN, HUSBAND AND WIFE** whose mailing address is 1047 WILLIAMS TRACE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **INSEONG SHIN** whose property address is: **143 GRIFFIN PARK TRAIL, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot A-25, according to the Survey of Griffin Park at Eagle Point Sector 1, Phase 1, as recorded in Map Book 48, Page 87 A & B in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Griffin Park at Eagle Point Sector 1, Phase 1, as recorded in Map Book 48, Page 87 A & B, in the Probate Office of Shelby County, Alabama.
3. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 273, Page 201.
4. Easement recorded in Inst. No. 20160620000210340.
5. Restrictions recorded in 20160620000210350.

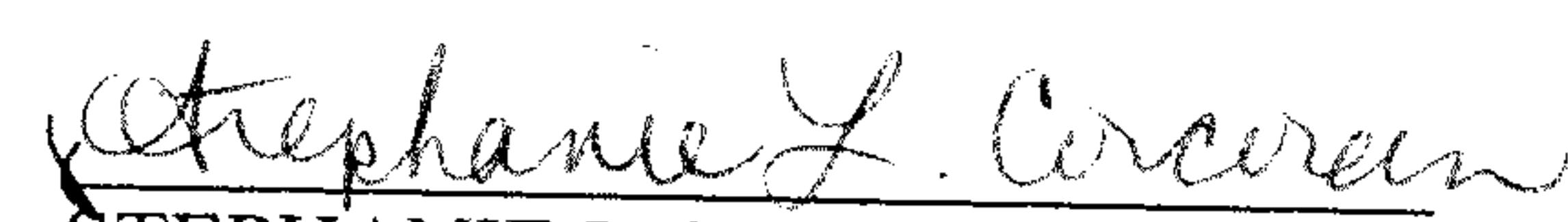
\$409,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30 day of November, 2020.

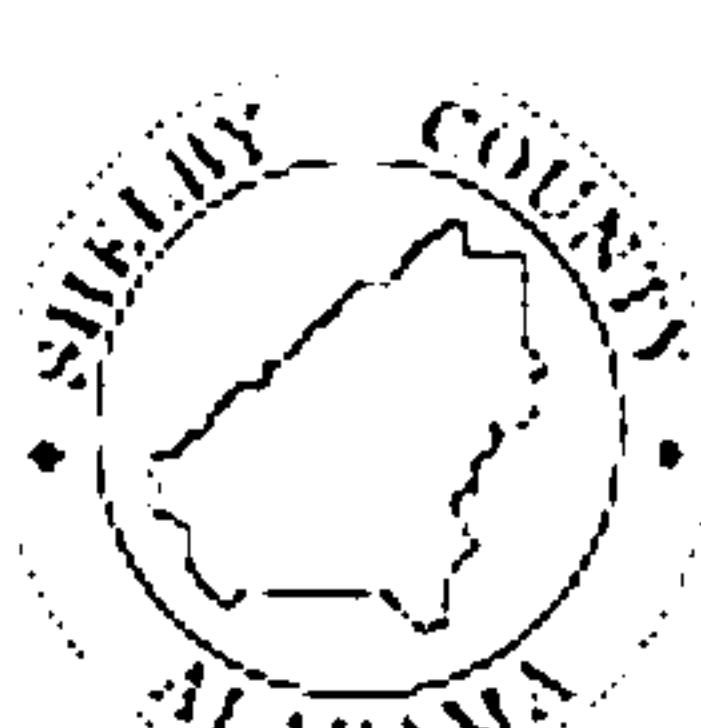
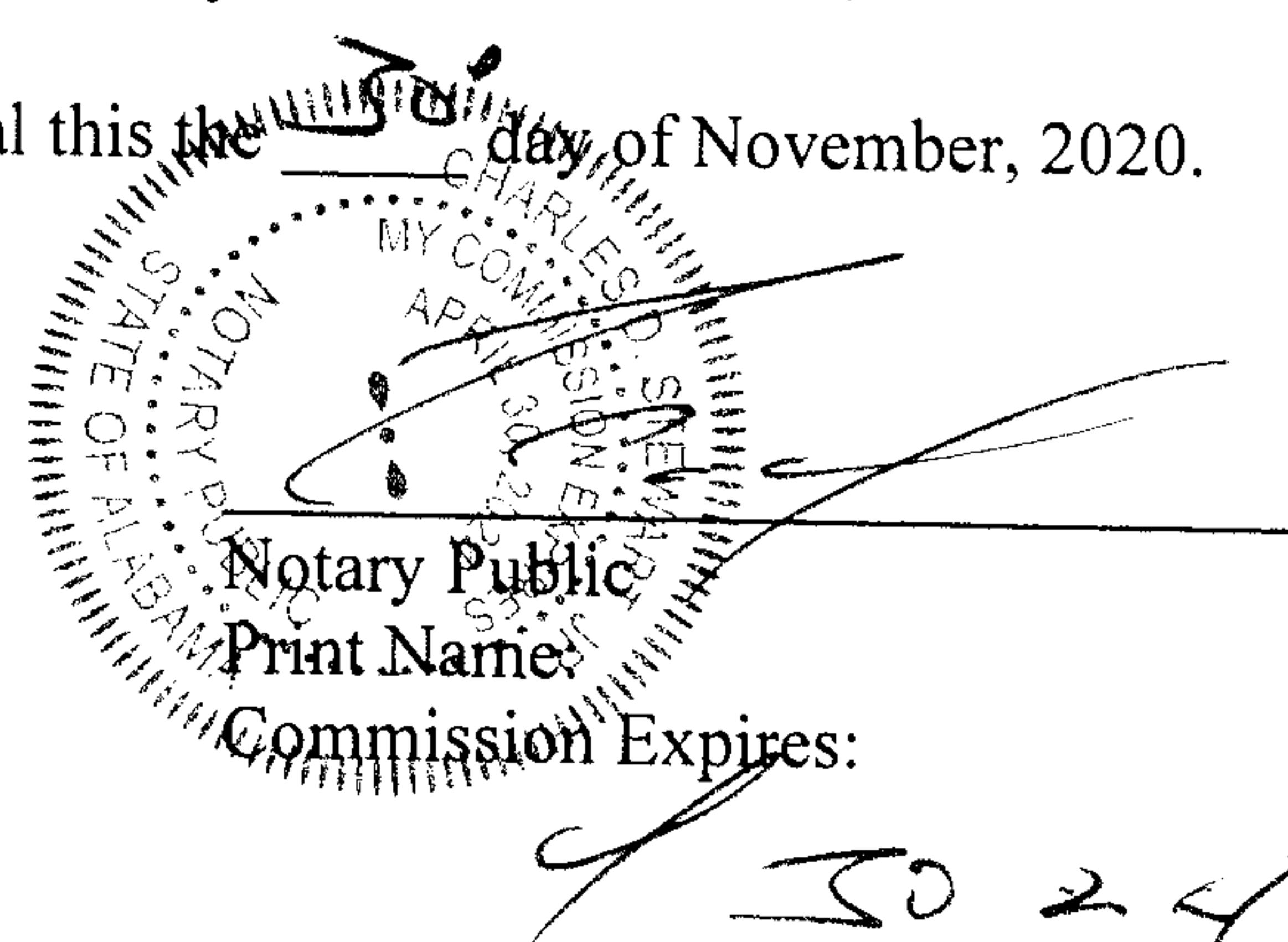
  
RYAN L CORCORAN

  
STEPHANIE L CORCORAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN L CORCORAN and STEPHANIE L CORCORAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of November, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/03/2020 01:09:58 PM  
\$70.50 CHARITY  
20201203000553500

