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02/03/2021 02:21:11 PM
DEEDS 1/2

Send tax notice to:
RYAN HUNTER DECOUDRES
3515 CONESTOGA WAY
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
Shelby COUNTY

2021045

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **EUNG AE KIM, A SINGLE INDIVIDUAL, AS TO AN UNDIVIDED ½ INTEREST and YOUNG SOO SHIN, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF JONG MYUNG SHIN, SHELBY COUNTY PROBATE CASE NO. PR-2021-000022, AS TO AN UNDIVIDED ½ INTEREST** whose mailing address is: 3608 COURTYARD LN, BIRMINGHAM, AL 35216 (hereinafter referred to as "Grantors") by **RYAN HUNTER DECOUDRES AND MELANIE L BONNEFOUX** whose property address is: **3515 CONESTOGA WAY, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 5, according to a Resurvey, as recorded in Map Book 6, Page 76, in the Probate Office of Shelby County, Alabama, of Lot 12-Block Applecross.

SUBJECT TO:

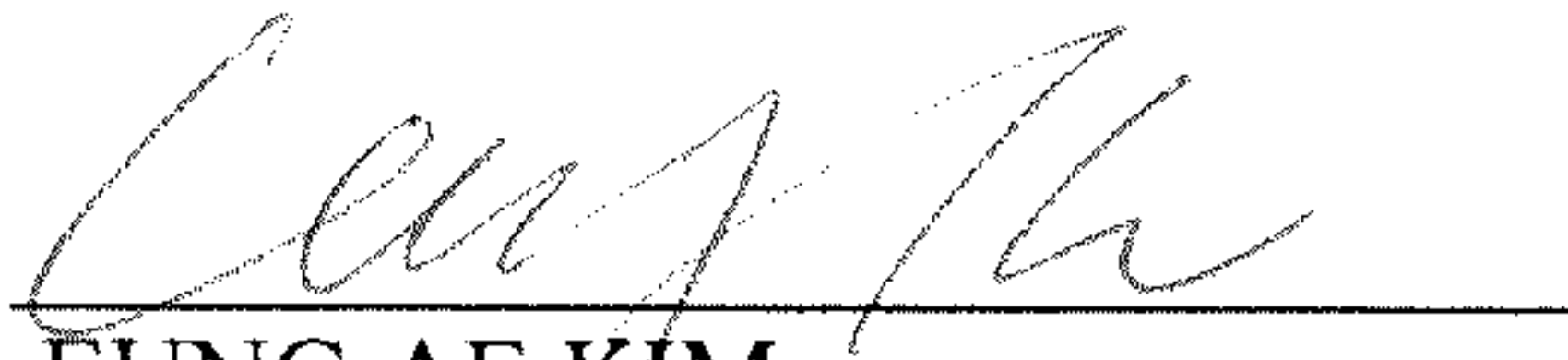
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record in Misc. Book 10, Pages 515-527 and amended by instrument recorded in Misc. Book 13, Pages 154-167 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 6, Page 76, in the Probate Office of Shelby County, Alabama.
5. Any claims which may be filed in the Estate of Jong Myung Shin, deceased, Probate Case No. PR-2021-000022 in the Probate Court of Shelby County, Alabama.
6. Outstanding right of interest parties to contest the will of the deceased, Probate Case No. PR-2021-000022, presently pending in the Probate Court of Shelby County, Alabama.

\$252,000.00 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.

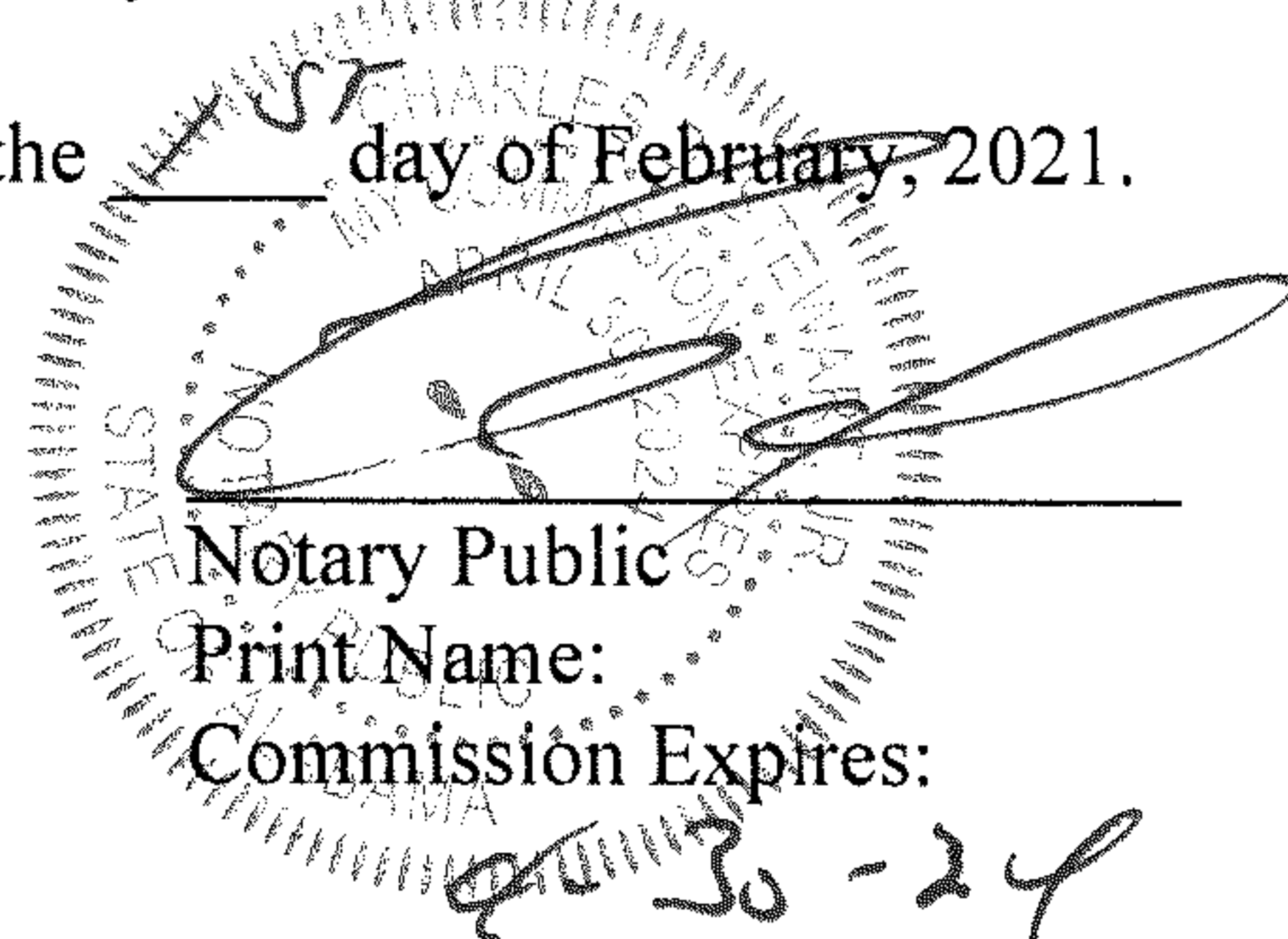
15 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of February, 2021.


EUNG AE KIM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EUNG AE KIM 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 15 day of February, 2021.



State of Alabama
County of Shelby

IN WITNESS WHEREOF, Grantor, The Estate of Jong Myung Shin by Young Soo Shin, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15 day of February, 2021.

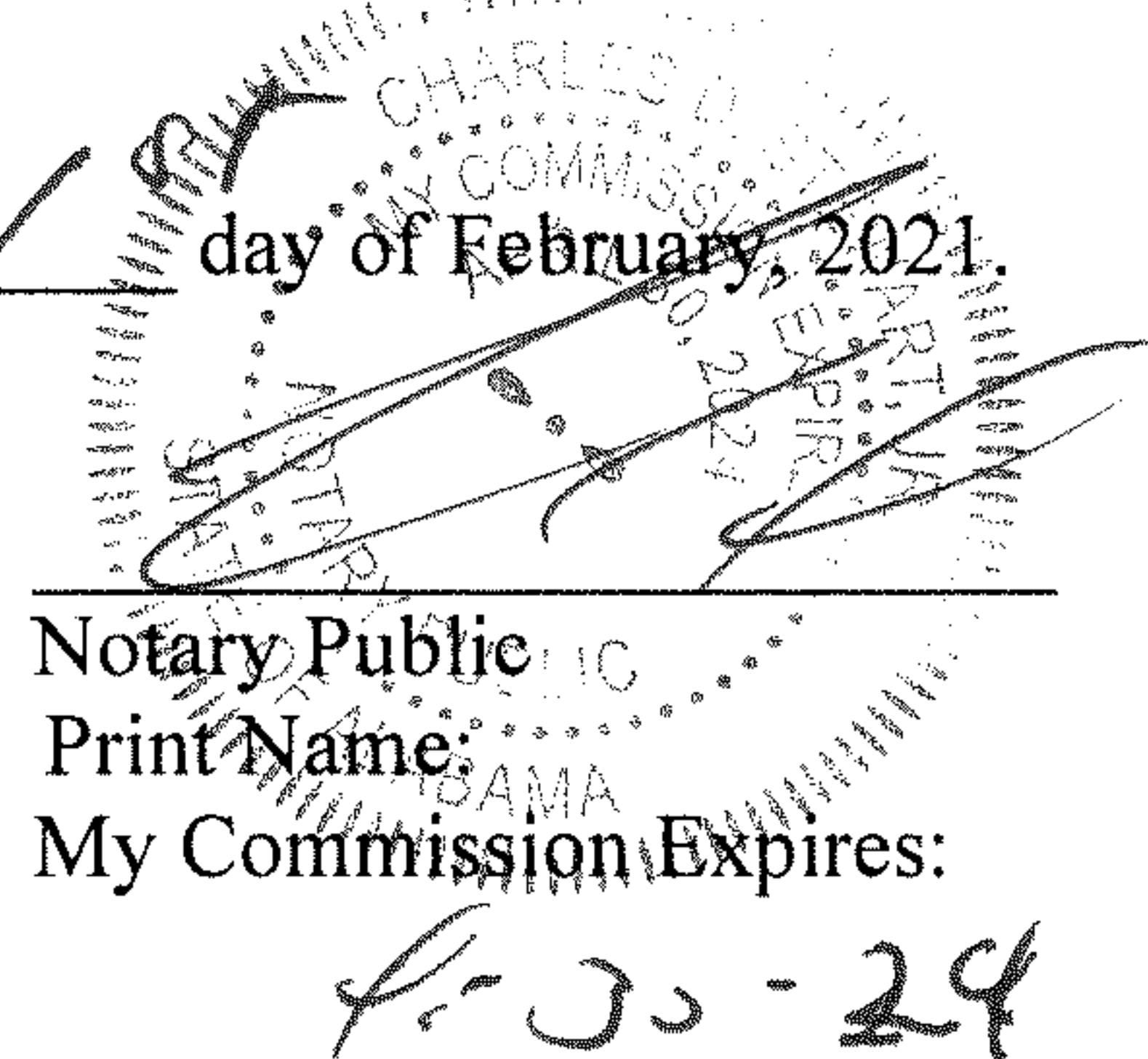
Estate of Jong Myung Shin


Young Soo Shin, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Young Soo Shin, whose name as Personal Representative of the Estate of Jong Myung Shin, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Jong Myung Shin, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 15 day of February, 2021.



Notary Public
Print Name:
My Commission Expires:

02-24-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$54.00 JESSICA
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