

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

Send Tax Notice To:

20210504000221240
05/04/2021 11:10:16 AM
DEEDS 1/4

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration Eight Hundred seventy Five Thousand and 00/100 Dollars (\$875,000.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, We, Sung Ho Sim and wife, Kyung Suk Youn and Ryan Eusun Sim, unmarried Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 314 Highland View Drive, Birmingham, Alabama 35242, grant, bargain, sell and convey unto Stephanie R. Yates and Stephen E. Mitchell (herein referred to as Grantees) whose mailing address is 314 Highland View Drive, Birmingham, Alabama 35242, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 314 Highland View Drive, Birmingham, Alabama 35242, to-wit:

See Exhibit A attached hereto and incorporated by reference herein for legal description.

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor, and (4) assessments due Shelby County Fire, Library and HOA dues.

\$787,500.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.


The Grantor Sung Ho Sim is the surviving grantee in that certain deed recorded in Inst # 20040728000419430. Probate Office of Shelby county, Alabama, the other grantee, Su Yon Sim A/K/A Su Ok Linton A/K/A Su Ok Sim having died on the 27 day of December, 2014. At the time of her death, Sung Ho Sim and Su Yon Sim A/K/A Su Ok Linton A/K/A Su Ok Sim were husband and wife and there were no decrees of divorce or annulment issued during their marriage. A true copy of the death certificate of Su Ok Linton A/K/A Su Yon Sim A/K/A Su Ok Sim is attached hereto as Exhibit B.

Grantors represent and warrant that there are no private sewer or private utility company serving the property conveyed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Sung Ho Sim, Kyung Suk Youn and Ryan Eusun Sim, have hereunto set their hand and seal, this the 3 day of May, 2021.


Sung Ho Sim

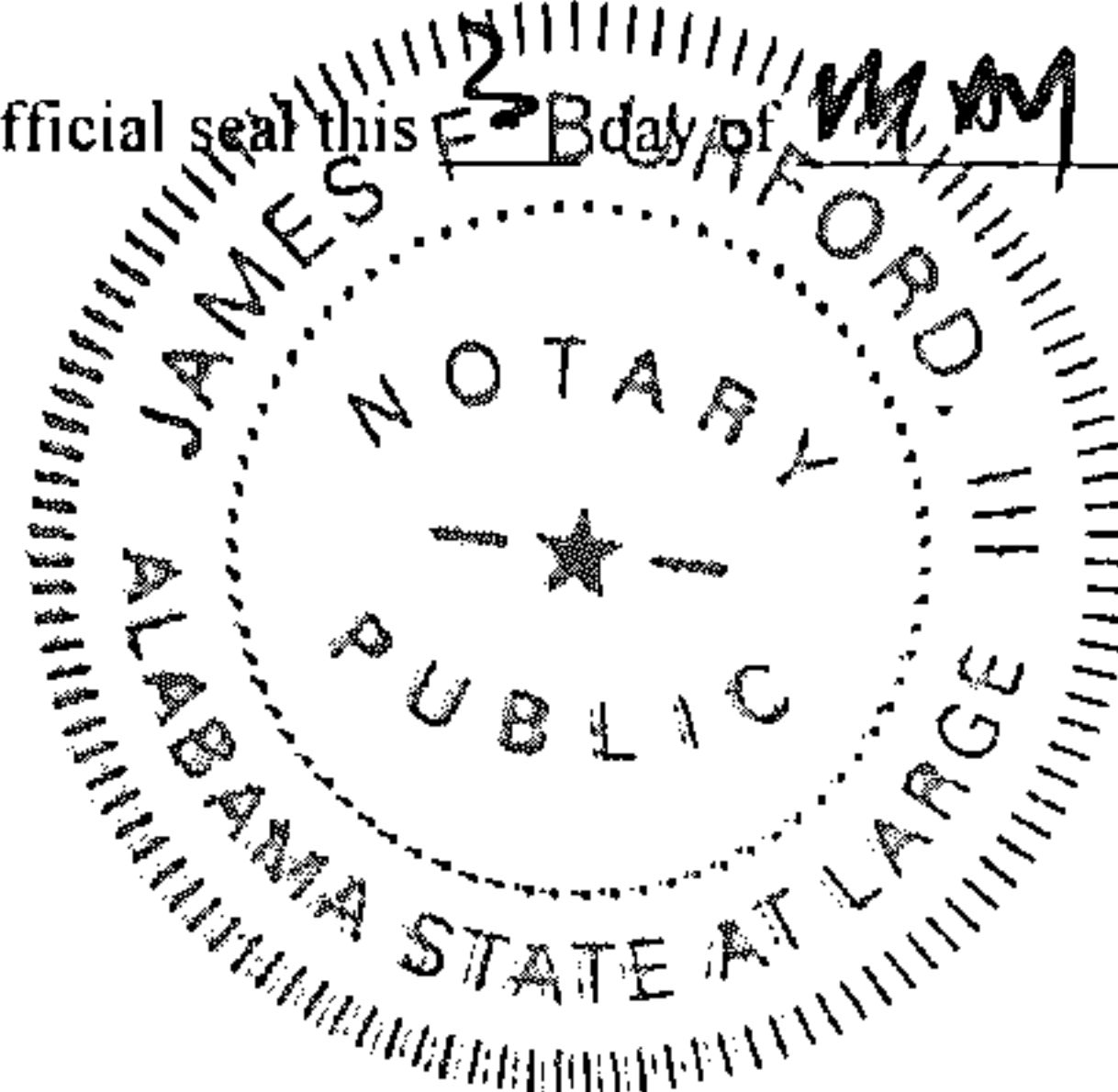

Ryan Eusun Sim

The signature of and the acknowledgement for Kyung Suk Youn appears on subsequent page.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Sung Ho Sim and Ryan Eusun Sim, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of May, 2021.




Notary Public
My Commission Exp. 3.1.22

Kyung Suk Youn
Kyung Suk Youn

STATE OF GA
Cobb COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyung Suk Youn, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of April, 2021.

[Signature]
Notary Public
My Commission
Exp. 10/24/2021

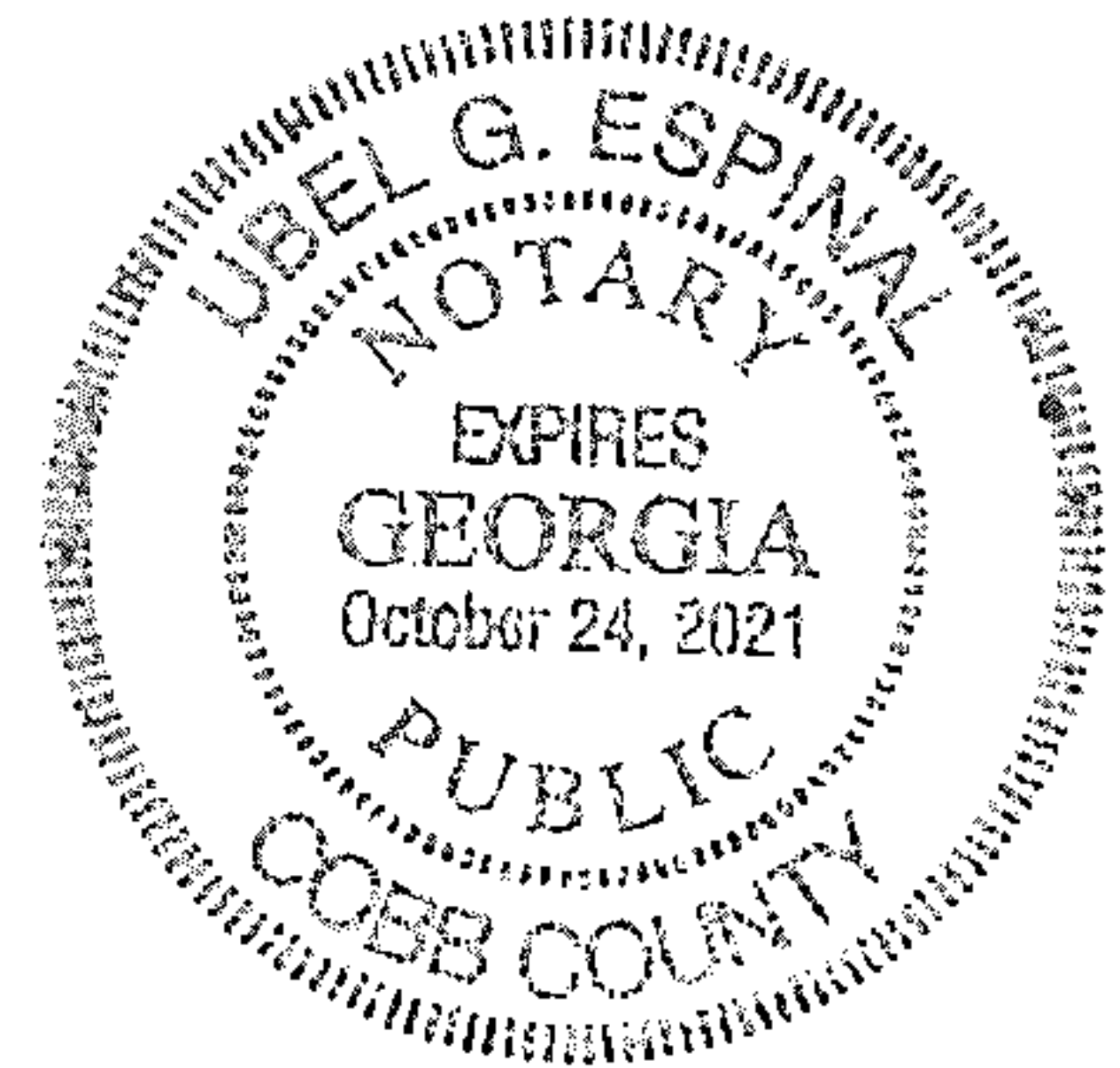


EXHIBIT A

The Land is described as follows:

Lot 1907, according to the Map of Highland Lakes, 19th Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, In the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 19th Sector, recorded as Instrument No. 200301030000004930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

EXHIBIT B

ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2014-47189

1. DECEASED LEGAL NAME Su Ok Linton						2. DATE AND TIME OF DEATH Dec 27, 2014 2039	
3. ALIAS NAME (IF ANY) None Given						4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Jefferson		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP Birmingham, 35233			7. PLACE OF DEATH University of Alabama Hospital		
8. HISPANIC ORIGIN No		9. RACE Korean		10. SEX Female		11. SERVED IN ARMED FORCES No	
12. AGE 56		13. DATE OF BIRTH Jul 21, 1958		14. STATE OF BIRTH Korea		15. SOCIAL SECURITY NUMBER 421-11-8849	
16. MARITAL STATUS Married		17. SURVIVING SPOUSE Sungho Sim				18. RESIDENCE STATE Alabama	
19. RESIDENCE COUNTY Shelby		20. CITY, TOWN OR LOCATION AND ZIP Birmingham, 35242		21. STREET ADDRESS 314 Highland View Drive			
22. INFORMANT NAME, RELATIONSHIP AND ADDRESS Sungho Sim, Relationship: Husband 314 Highland View Drive Birmingham, Alabama 35242						23. OCCUPATION Retail Associate 24. BUSINESS OR INDUSTRY Service	
25. FATHER'S NAME Chonghee Yon				26. MOTHER'S MAIDEN NAME Aki UNKNOWN UNKNOWN			
27. DISPOSITION OF BODY Burial		28. DATE OF DISPOSITION Dec 30, 2014		29. CEMETERY OR CREMATORY Southern Heritage Cemetery		30. LOCATION Pelham, Alabama	
31. FUNERAL HOME NAME AND ADDRESS Ridout's Southern Heritage, 475 Cahaba Valley Rd, Pelham, AL 35124						32. LICENSE NUMBER	
33. FUNERAL DIRECTOR Doug Glasscock				34. LICENSE NUMBER		35. DATE SIGNED Jan 6, 2015	
36. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER							
37. NAME Philip James O'Reilly MD				38. LICENSE NUMBER 21754		39. DATE SIGNED Dec 29, 2014	
40. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 1600 7th Ave S. Ste 62, Birmingham, Alabama 35233							
41. REGISTRAR Catherine Molchan Donald						42. DATE FILED Jan 6, 2015	

CAUSE OF DEATH

43. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL		
IMMEDIATE CAUSE UNDERLYING CAUSE		A. Hemorrhagic shock DUE TO (OR AS A CONSEQUENCE OF):			2 Days		
		B. Gastric varices DUE TO (OR AS A CONSEQUENCE OF):			Unknown		
		C. Hepatic cirrhosis DUE TO (OR AS A CONSEQUENCE OF):			Unknown		
		D.					
44. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH							
45. MANNER OF DEATH Natural Cause		46. PREGNANCY IN LAST 42 DAYS No		47. AUTOPSY No		48. FINDINGS CONSIDERED	
49. DATE AND TIME OF INJURY							
50. HOW INJURY OCCURRED							
51. INJURY AT WORK		52. PLACE OF INJURY			53. LOCATION OF INJURY		

ADPH IIS E2/REV 07-10

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2015-107-961-1

January 9, 2015



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/04/2021 11:10:16 AM
S118.50 JOANN
20210504000221240

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics

Allen S. Bayl