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DEEDS 1/3

SEND TAX NOTICE TO:

Laura Lee Wood and Jake Wood
7420 Wyndham Parkway
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100622

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Young Hee Jang-Seo and Joung Hoon Seo, a married couple**, whose address is **1810 Shoreham Drive, Montgomery, AL 36106** (hereinafter "Grantor", whether one or more), by **Laura Lee Wood and Jake Wood**, whose address is **7420 Wyndham Parkway, Helena, AL 35080** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Laura Lee Wood and Jake Wood, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 7420 Wyndham Pkwy, Helena, AL 35080, to-wit:**

Lot 222, according to the Survey of Wyndham, Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.

Jake Wood is one and the same person as Jacob Thomas Wood.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$198,412.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 20th day of August, 2021.

Young Hee Jang-Seo

Young Hee Jang-Seo

Joung Hoon Seo

Joung Hoon Seo

State of Alabama
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Young Hee Jang-Seo and Joung Hoon Seo, a married couple, 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 on this 20th day of August, 2021.

Dixie G. Brown

Notary Public

Comm. expires: 10/23/2023



