

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Theodore Im  
2508 Forest Lakes Lane  
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$215,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Athena Chang, Trustee of Chang Living Trust dated January 12, 2006**

(hereinafter referred to as “Grantor”) does grant, bargain, sell and convey unto

**Theodore Im and Ju Eun Park**

(hereinafter referred to as “Grantee”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 658, according to the Survey of Forest Lakes, Sector 12, as recorded in Map Book 34, Page 3, in the Probate Office of Shelby County, Alabama**

**\$204,250.00** of the proceeds come from a mortgage recorded simultaneously herewith.

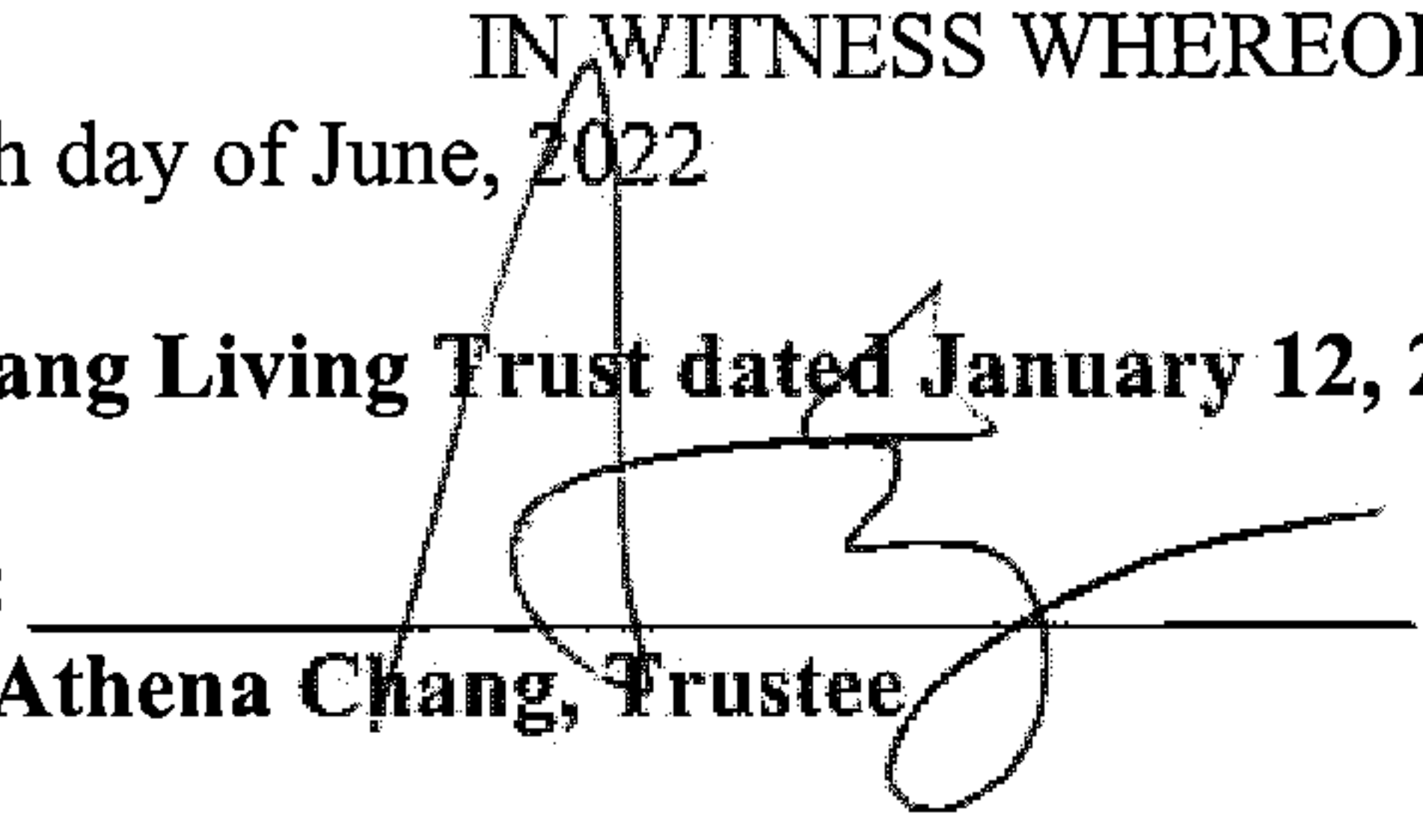
- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 30th day of June, 2022

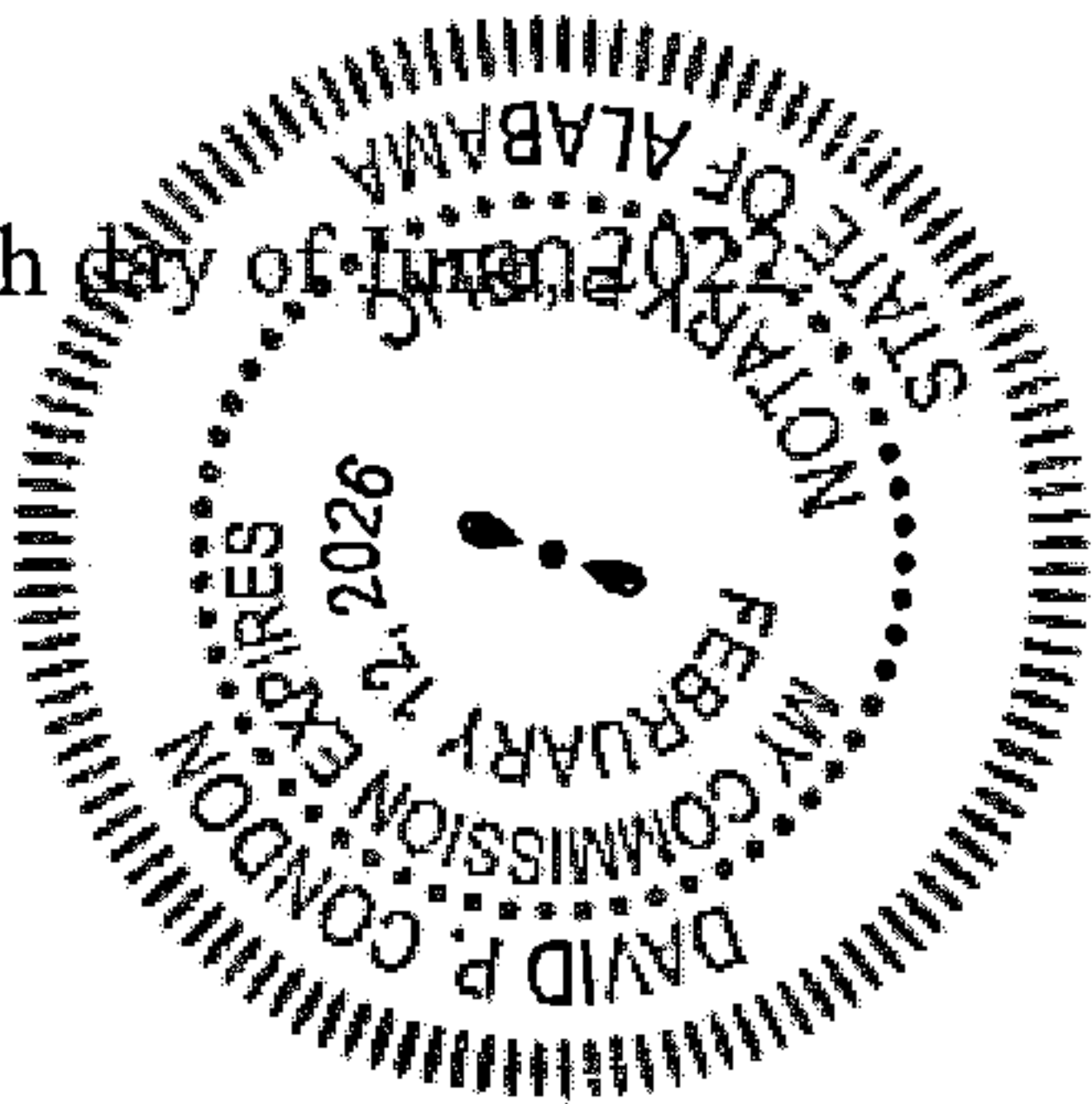
**Chang Living Trust dated January 12, 2006**

By:   
**Athena Chang, Trustee**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Athena Chang, Trustee of Chang Living Trust dated January 12, 2006, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Trustee of the Chang Living Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2022  
  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026





Real Estate Sales Validation Form

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

|                  |                                |                         |                        |
|------------------|--------------------------------|-------------------------|------------------------|
| Grantor's Name   | Athena Chang, Trustee of Chang | Grantee's Name          | Theodore Im            |
| Mailing Address  | Living Trust                   | Mailing Address         | 2508 Forest Lakes Lane |
|                  | 2022 Forest Lakes Lane         |                         | Sterrett, Al. 35147    |
|                  | Sterrett, Al. 35147            |                         |                        |
| Property Address | 2508 Forest Lakes Lane         | Date of Sale            | June 30th, 2022        |
|                  | Sterrett, Al. 35147            | Total Purchase Price    | \$ 215,000.00          |
|                  |                                | or                      |                        |
|                  |                                | Actual Value            | \$                     |
|                  |                                | or                      |                        |
|                  |                                | Assessor's Market Value | \$                     |

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 type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" 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       | 6/30/22       | Print | Dawn Bagwell for David P. Condon, P.C.   |
| Unattested |               | Sign  | Dawn Bagwell                             |
|            | (verified by) |       | (Grantor/Grantee/Owner/Agent) circle one |

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/05/2022 01:54:20 PM  
\$36.00 BRITTANI  
20220705000265590

Allen S. Bayl