

SEND TAX NOTICE TO:

Landon T. Wallace and Annie B. Wallace
7043 Kensington Avenue
Calera, AL 35040

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jae Choi and Mi Choi, husband and wife**, whose address is 175 Hummingbird Ln., Statham, GA 30666 (hereinafter "Grantor", whether one or more), by **Landon T. Wallace and Annie B. Wallace**, whose address is 7043 Kensington Avenue, Calera, AL 35040 (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, **Landon T. Wallace and Annie B. Wallace, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 7043 Kensington Avenue, Calera, AL 35040 to-wit:**

Lot 173, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, page 117 in the Probate Office of Shelby County, Alabama.

Jae Choi is one and the same person as Jae H. Choi and Jae Hyouk Choi.

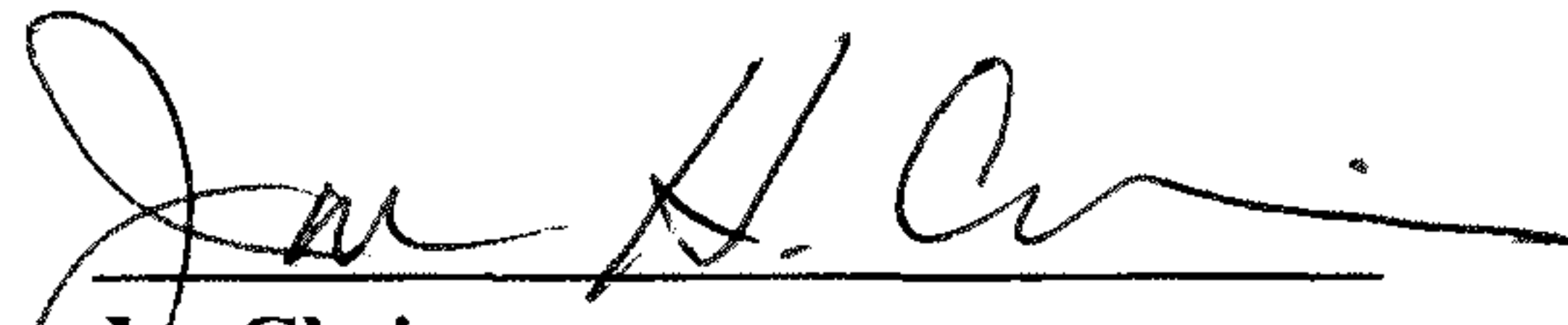
Mi Choi is one and the same person as Mi O. Choi and Mi Ock Choi.

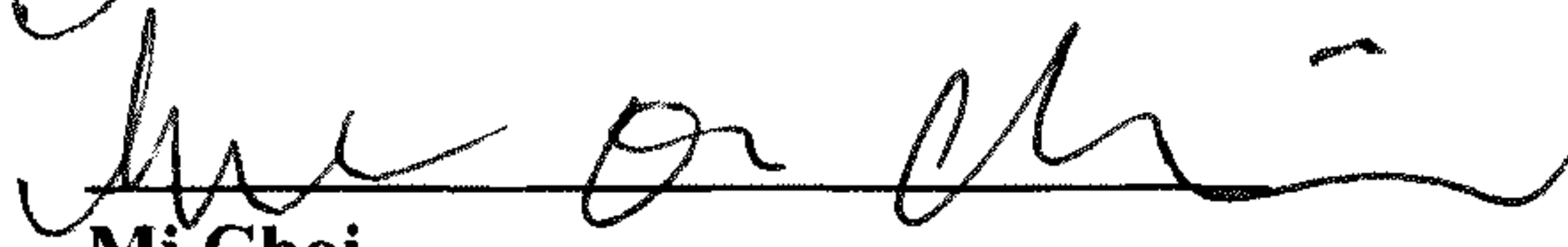
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$297,618.00 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, Grantor has set their signature and seal on this 2nd day of May, 2023.

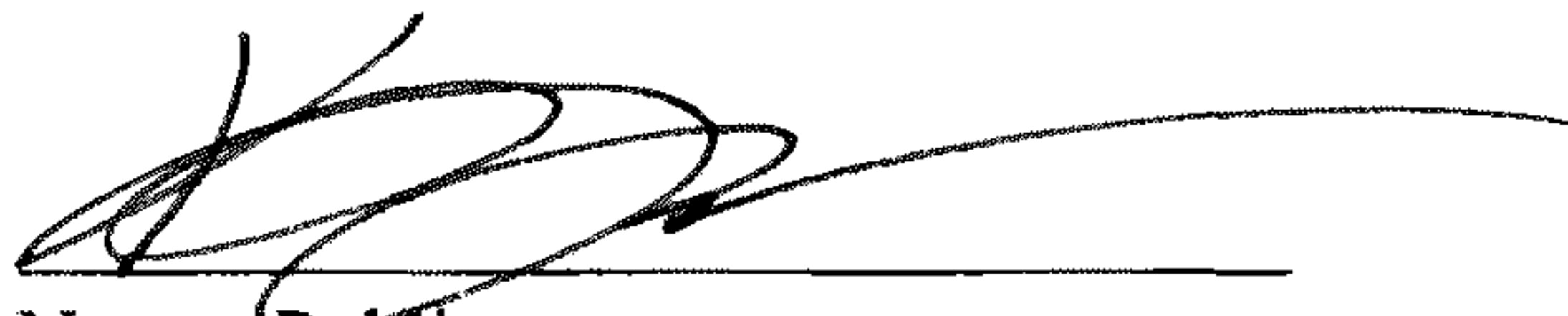

Jae Choi


Mi Choi

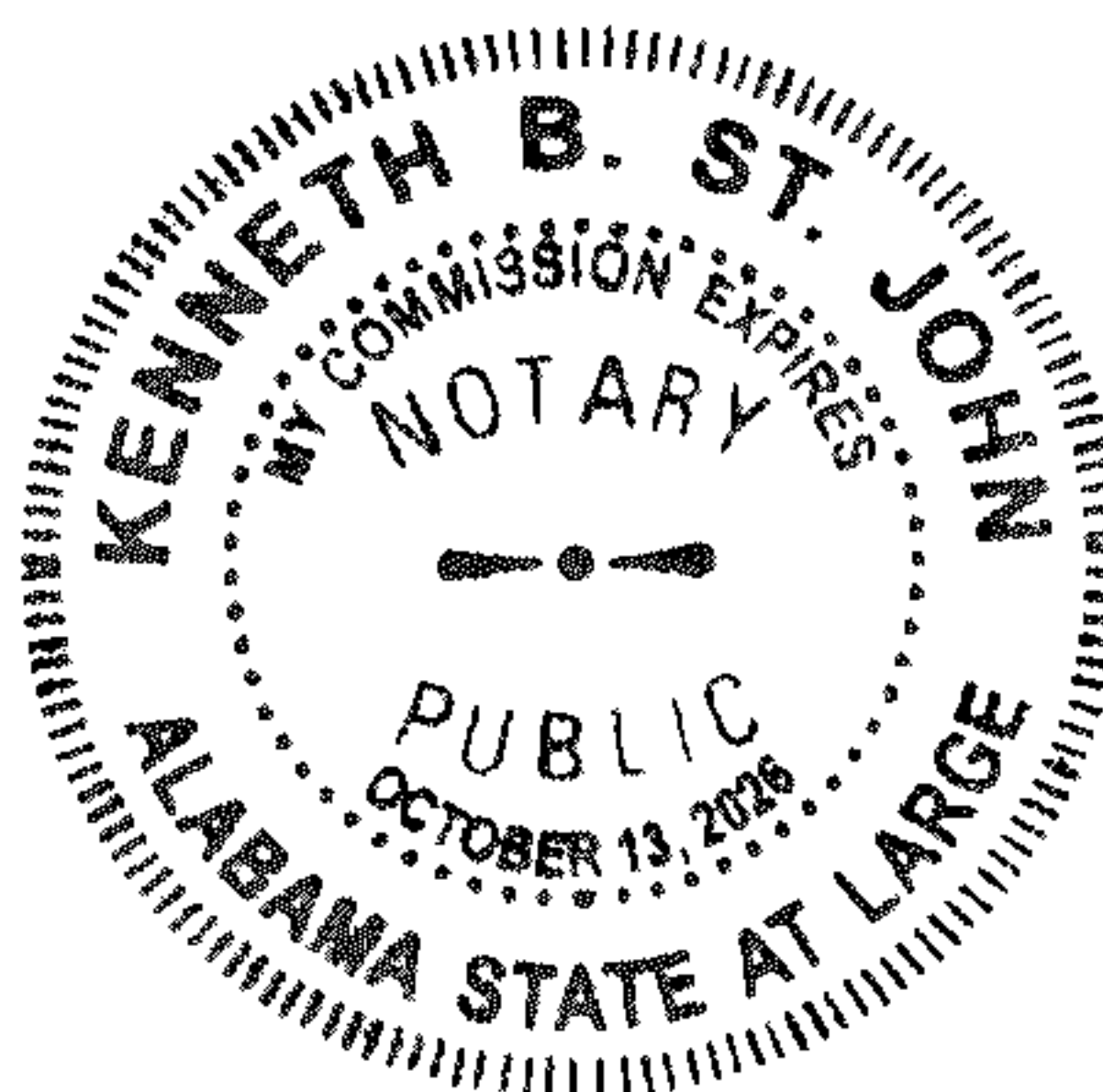
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jae Choi and Mi Choi, 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 this 2nd day of May, 2023.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 11:51:03 AM
\$56.50 PAYGE
20230502000129310

