

This Instrument was Prepared by:

Send Tax Notice To: Joonok Yang
Michael V. Costanza

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29504

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Two Hundred Thousand Dollars and No Cents (\$1,200,000.00)**, 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 the Grantee herein, the receipt whereof is acknowledged, I or we, **Roger D. Eiland and Robin Eiland, Trustees, or their successors in trust, under The Eiland Living Trust, dated April 7, 2016, and any amendments thereto**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joonok Yang and Michael V. Costanza**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of November, 2023.

ROGER D. EILAND AND ROBIN EILAND,
TRUSTEES, OR THEIR SUCCESSORS IN TRUST,
UNDER THE EILAND LIVING TRUST, DATED
APRIL 7, 2016, AND ANY AMENDMENTS
THERE TO

Roger D. Eiland, Trustee

Roger D Eiland
Trustee

Robin Eiland, Trustee

Robin Eiland
Trustee

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Roger D. Eiland and Robin Eiland, Trustees, or their successors in trust, under The Eiland Living Trust, dated April 7, 2016, and any amendments thereto, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2023.

April Clark

Notary Public, State of Alabama

My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Begin at the NW corner of said 1/4-1/4 Section; thence in a Southerly direction along the West line of said 1/4-1/4 Section, a distance of 660.00 feet; thence 91 degrees 54 minutes left, in an Easterly direction, a distance of 660 feet; thence 11 degrees 00 minutes right, in a Southeasterly direction, a distance of 395.16 feet to a point in the center line of an existing road; thence 123 degrees 26 minutes 30 seconds left, in a Northwesterly direction along said center line, and extension thereof, a distance of 211.56 feet to the point of intersection of a curve to the right, having a central angle of 31 degrees 12 minutes and a tangent of 92.55 feet, herein described property line being the center line of said road; thence 31 degrees 12 minutes right, in a Northeasterly direction, a distance of 119.95 feet to a point on the tangent line of a curve to the right, having a central angle of 70 degrees 28 minutes 15 seconds and a tangent of 92.55 feet; thence 72 degrees 30 minutes left, in a Northeasterly direction, a distance of 308.10 feet; thence 66 degrees 22 minutes right, in a Northerly direction, a distance of 284.94 feet to a point in the Northerly line of said 1/4-1/4 Section; thence 92 degrees 37 minutes 30 seconds left, in a Westerly direction along said Northerly line, a distance of 700.26 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2023 09:42:06 AM
 \$1229.00 MOLLY
 20231108000328210

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Roger D. Eiland and Robin Eiland, Trustees, or their successors in trust, under The Eiland Living Trust, dated April 7, 2016, and any amendments thereto	Grantee's Name	Joonok Yang Michael V. Costanza
Mailing Address	<u>x 10214 Hwy 55</u> <u>Shelby, AL 35417</u>	Mailing Address	<u>4872 HERITAGE HILLS WAY</u> <u>VESTAVIA, AL 35242</u>
Property Address	<u>576 Chelsea Forest</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>November 07, 2023</u>
		Total Purchase Price	<u>\$1,200,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 November 06, 2023

Print Roger D. Eiland and Robin Eiland, Trustees, or their successors in trust, under The Eiland Living Trust, dated April 7, 2016, and any amendments thereto

Roger D. Eiland, Trustee **Form RT-1**