

Send Tax Notice to:
Nathan Johnson

1100 Fairbank Lane
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-10759**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND AND 00/100 (\$267,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Taehwan Kim and Margaret Lee Petersen, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

509 East 87th Street, 4B, New York, NY 10128

by **Nathan Johnson, (herein referred to as "Grantee"),** whose mailing address is

1100 Fairbank Lane, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1100 Fairbank Lane, Chelsea, AL 35043,**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$258,088.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of January, 2025.

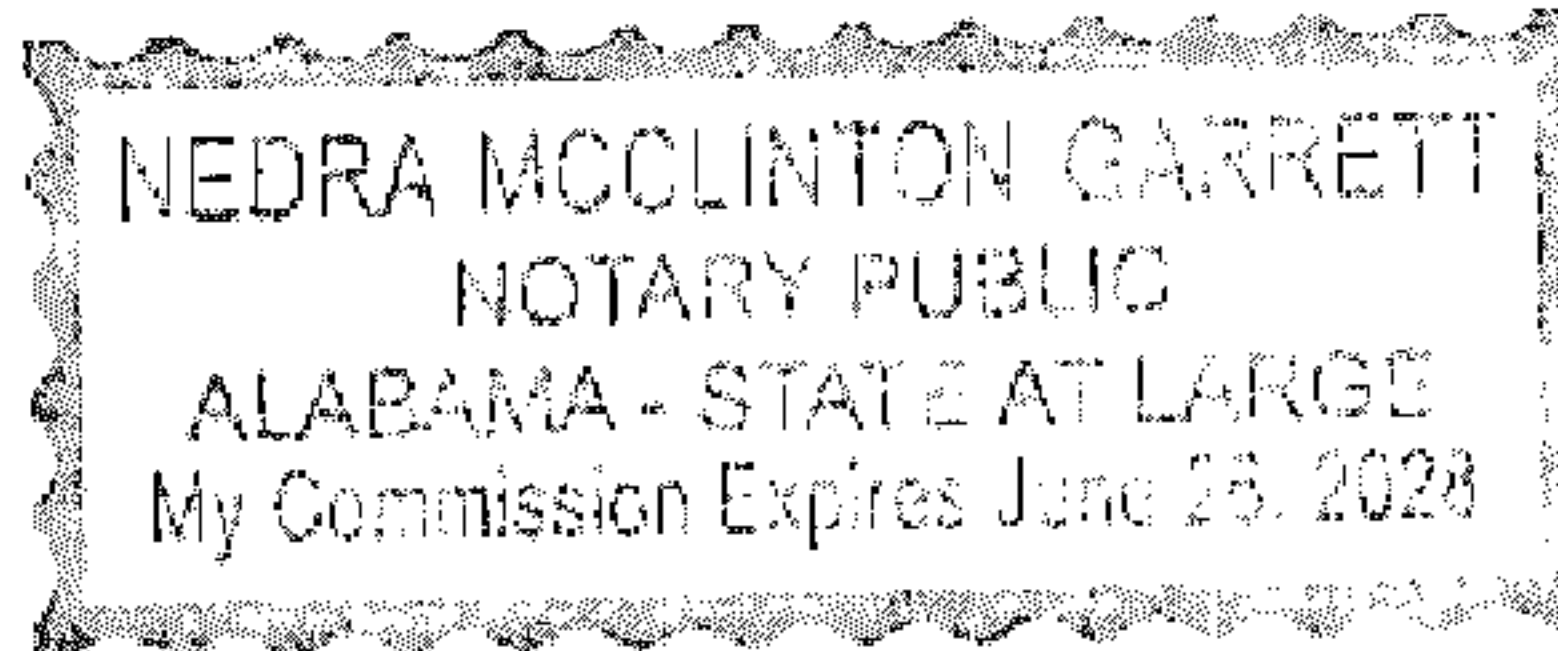
Tachwan Kim by Margaret Lee Petersen, Attorney-In-Fact
 Tachwan Kim by Margaret Lee Petersen, Attorney-In-Fact
Margaret Lee Petersen
 Margaret Lee Petersen

State of Alabama
 County of Jefferson

I, the undersigned, a Notary Public, hereby certify that **Margaret Lee Petersen**, whose name is signed as Attorney in Fact for **Tachwan Kim** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of January, A. D. 2025.

Nedra McClinton Garrett
 Notary Public
Nedra McClinton Garrett
 Printed Name
 My Commission Expires:



State of Alabama
 County of Jefferson

I, the undersigned, a Notary Public, hereby certify that **Margaret Lee Petersen**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of January, A. D. 2025.

Nedra McClinton Garrett
 Notary Public
Nedra McClinton Garrett
 Printed Name
 My Commission Expires:

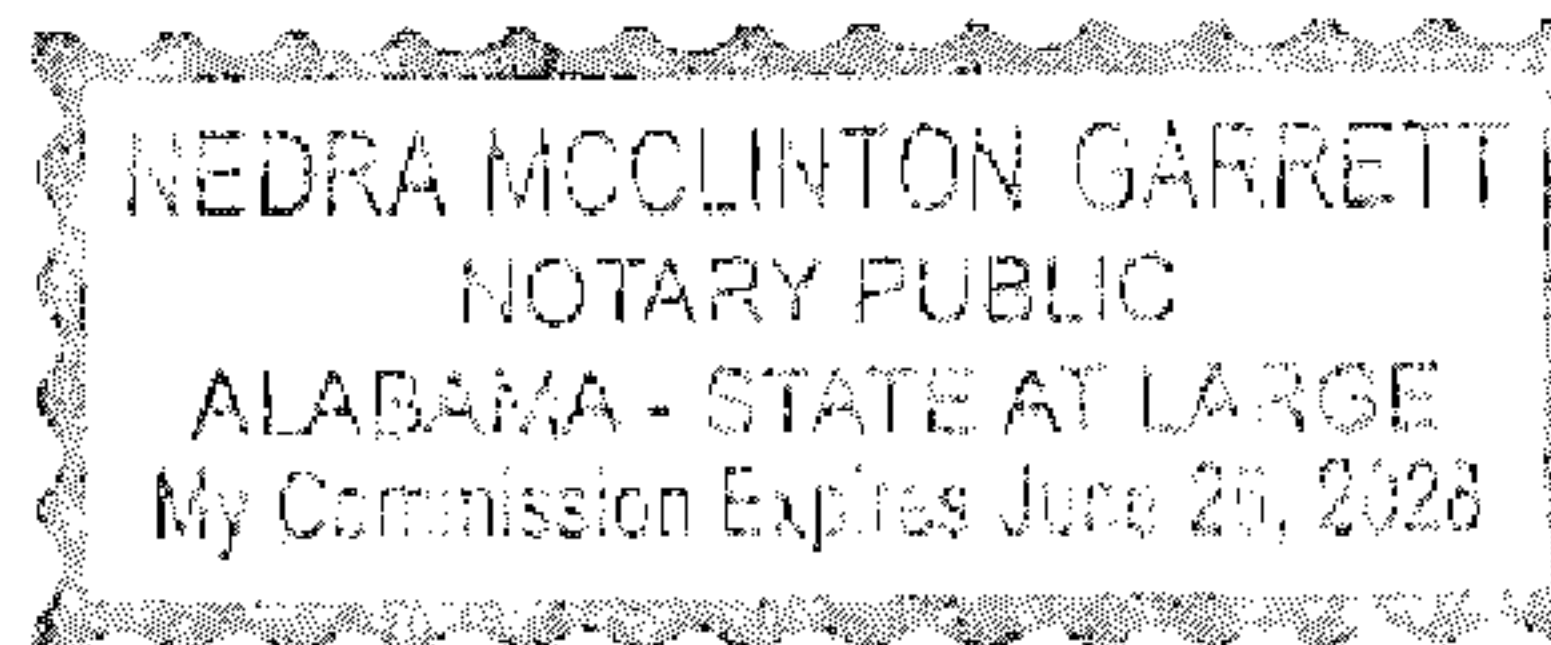
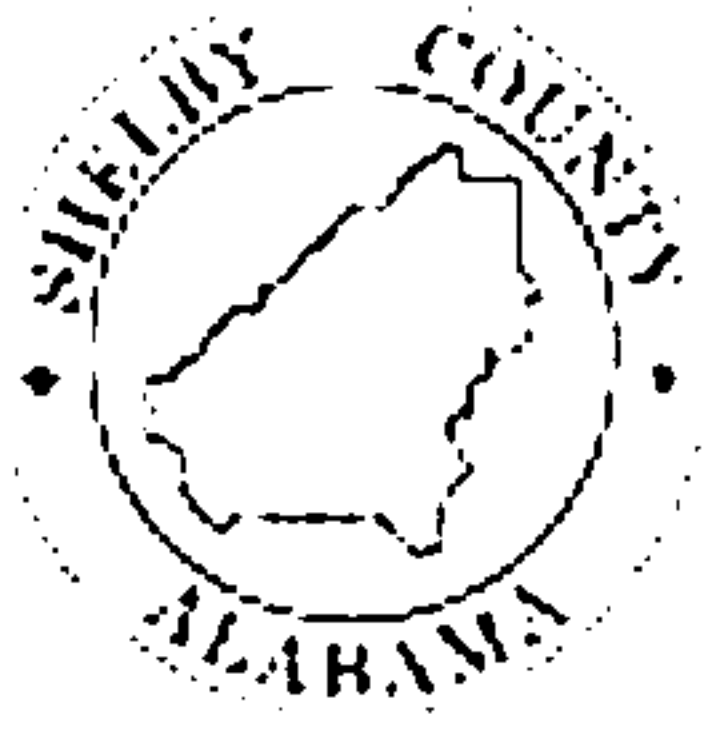


EXHIBIT A

Property 1:

Lot 3-48, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2025 10:10:04 AM
\$37.00 PAYGE
20250123000022440

Allen S. Bayal