

Send tax notice to:  
Mi Kyong Kim  
2540 Westminster Circle  
Birmingham, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2025119

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Annette M Nunis and Woodard E Nunis, Wife and Husband** whose mailing address is **2117 Vestavia Drive, Vestavia Hills, AL 35216** (hereinafter referred to as "Grantors") by **Mi Kyong Kim and Chong S Kim and Angela Jordan Burd** whose property address is: **2540 Westminster Circle, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 41, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. 35 foot building line along Westminster Circle as shown on recorded map.
3. 20 foot easement along Northwestern side of subject property as shown on recorded map.
4. 7.5 foot easement along rear side of subject property as shown on recorded map.
5. Permits granted to Alabama Power Company as set forth in Deed Book 129, Page 547; Deed Book 277, Page 27; Real Book 142, Page 163 and Real Book 50, Page 249.
6. Right of way granted to Shelby County, Alabama as set forth in Deed Book 177, Page 31.
7. Agreement with Alabama Power Company as set forth in Real Book 145, Page 709.
8. Easement granted to Alabama Power Company as set forth in Real Book 145, Page 701.
9. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Book 145, Page 701; Real Book 148, Page 264 and amended in Instrument No. 1996-35171 and Instrument No. 1997-29279, in the Probate Office of Shelby County, Alabama.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Book 151, Page 296, in the Probate Office of Shelby County, Alabama.


**\$405,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**




TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5<sup>th</sup> day of May, 2025.

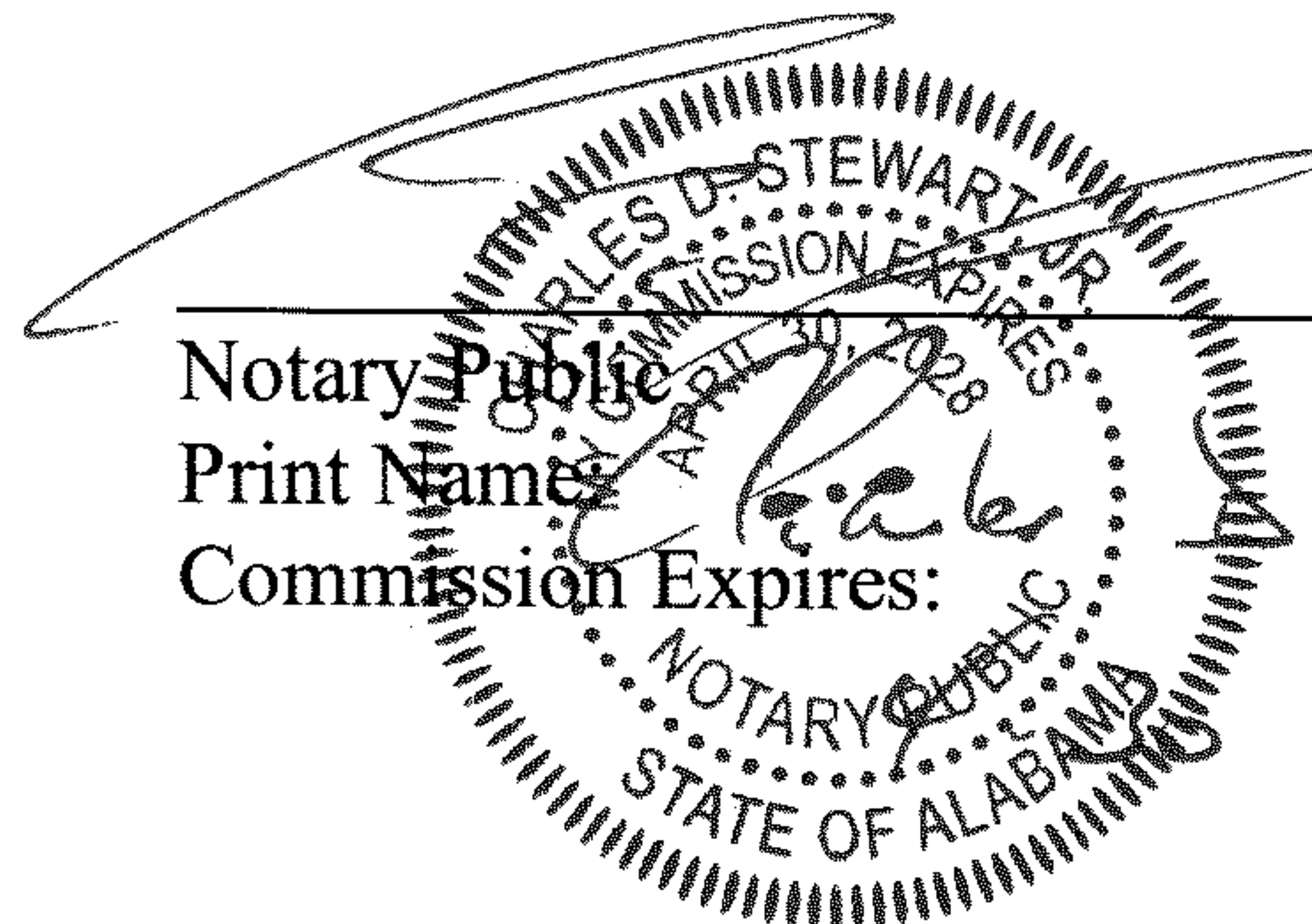
 5-6-25  
Annette M Nunis

 5/5/25  
Woodard E Nunis

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Woodard E Nunis whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

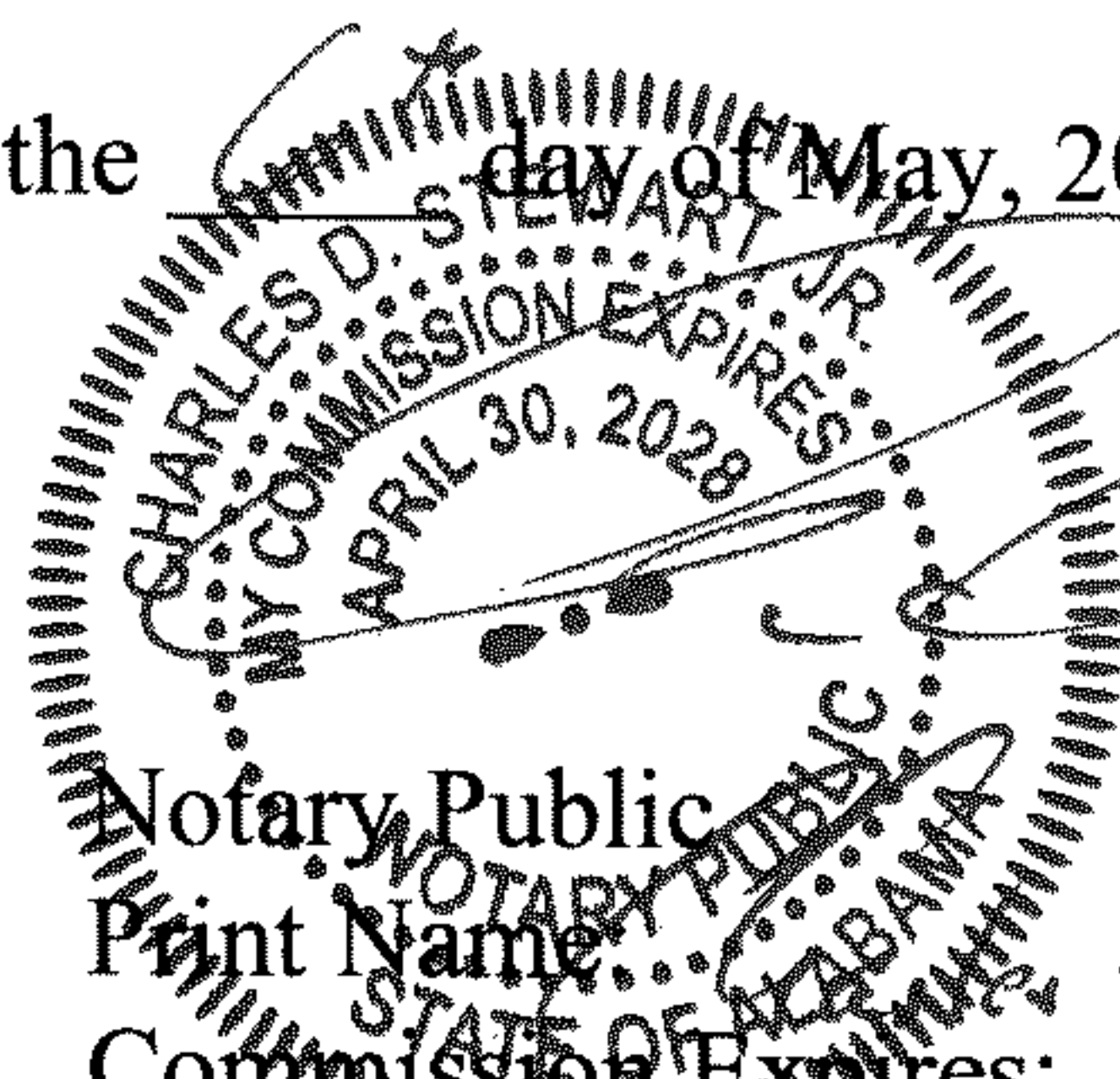
Given under my hand and official seal this the 5<sup>th</sup> day of May, 2025.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4/30/28

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annette M Nunis whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of May, 2025.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4/30/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/08/2025 12:53:16 PM  
\$71.00 BRITTANI  
20250508000139530

Allen S. Bayl