

Prepared by:
Ed Reisienger
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

Send Tax Notice to:
Brandy Yun and Yeongjae Yun
1163 Merion Drive
Calera, AL 35040

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable consideration in hand paid to **Brandy Yun and Yeongjae Yun, wife and husband and Martha Sue Walker, a married woman** person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Brandy Yun and Yeongjae Yun** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

Lot 234, according to the Resurvey of Timberline Phase 5 Sector 1, as recorded in Map Book 52, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama..

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Matters as shown on a plan identified as Resurvey of Timberline Phase 5 Sector 1, as recorded in Map Book 52, Page 2, which was referenced in General Warranty Deed recorded 11/15/2022 as Instrument 20221115000422670.

Mining and mineral rights as excepted in the General Warranty Deed recorded 11/15/2022 as Instrument 20221115000422670.

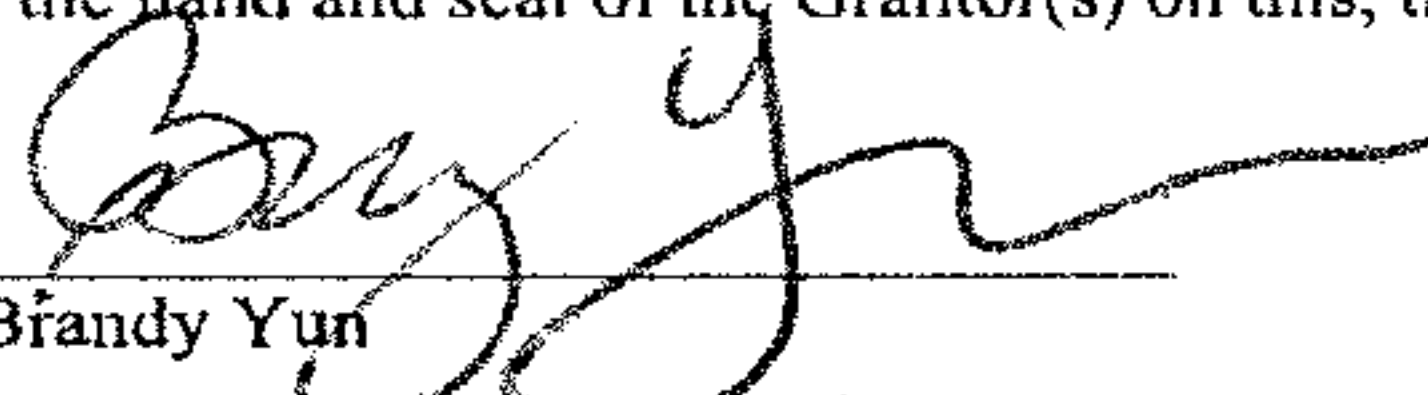
This property does not constitute the homestead of the Grantor(s) Martha Sue Walker and/or spouse.

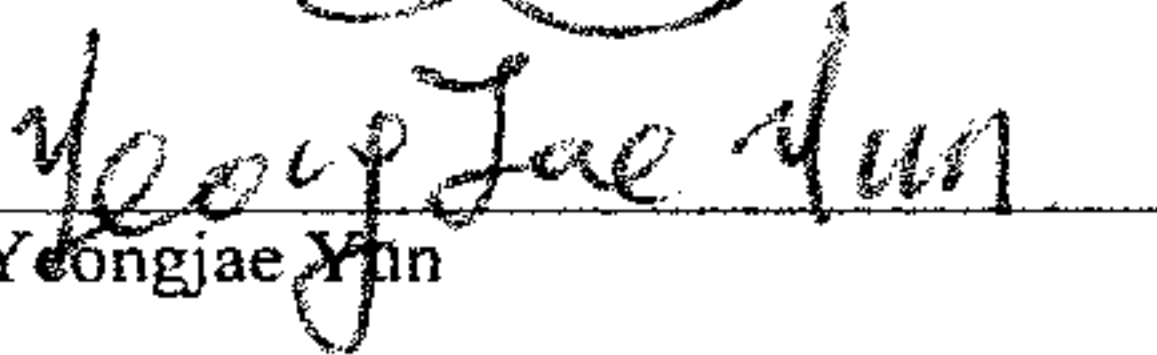
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

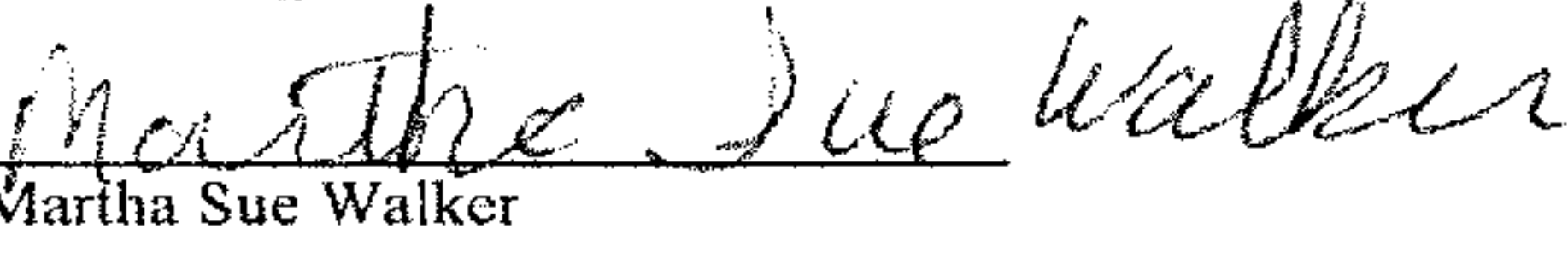
TO HAVE AND TO HOLD unto said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the 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 heir and assigns then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 13th day of March, 2026.


Brandy Yun

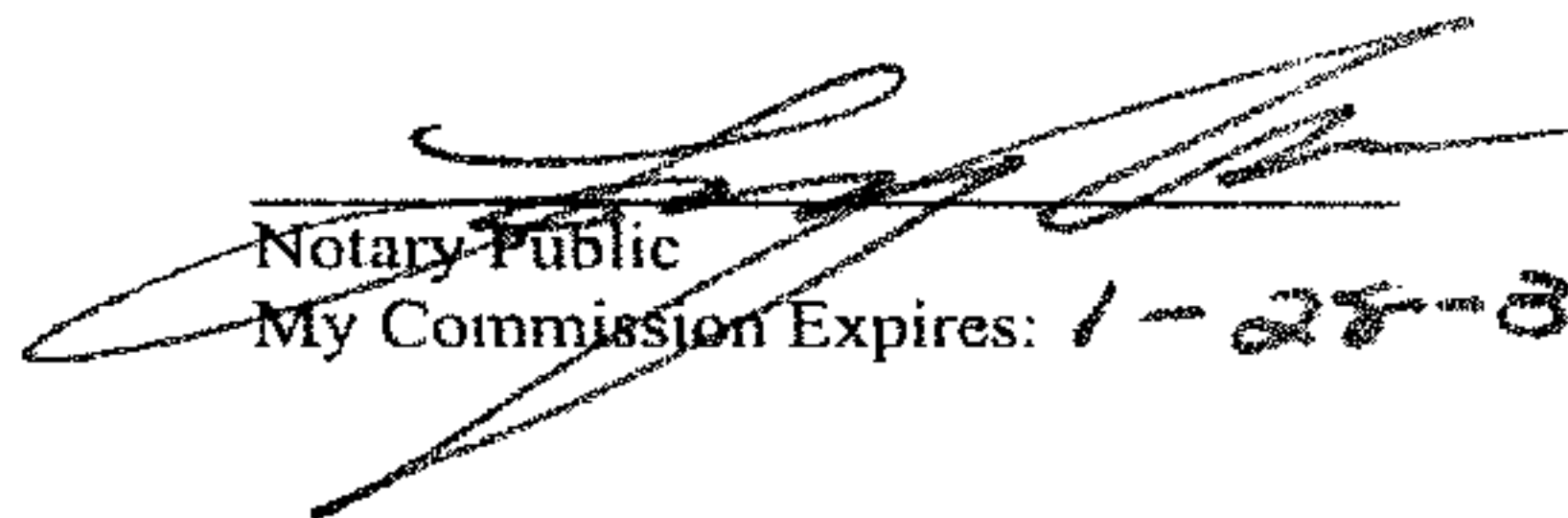

Yeongjae Yun


Martha Sue Walker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Brandy Yun, Yeongjae Yun and Martha Sue Walker** whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2026.


Notary Public
My Commission Expires: 1-28-30

Real Estate Sales Validation Form

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

Grantor's Name	<u>Brandy Yun, Yeongjae Yun and Martha Sue Wal</u>	Grantee's Name	<u>Brandy Yun and Yeongjae Yun</u>
Mailing Address	<u>1163 Merion Drive</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1163 Merion Drive</u> <u>Calera, AL 35040</u>
Property Address	<u>1163 Merion Drive</u> <u>Calera, AL 35040</u>	Date of Sale	<u>03/13/2026</u>
		Total Purchase Price	<u>\$0.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$343,600.00</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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Shelby County Tax Assessor</u> |
| <input 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).

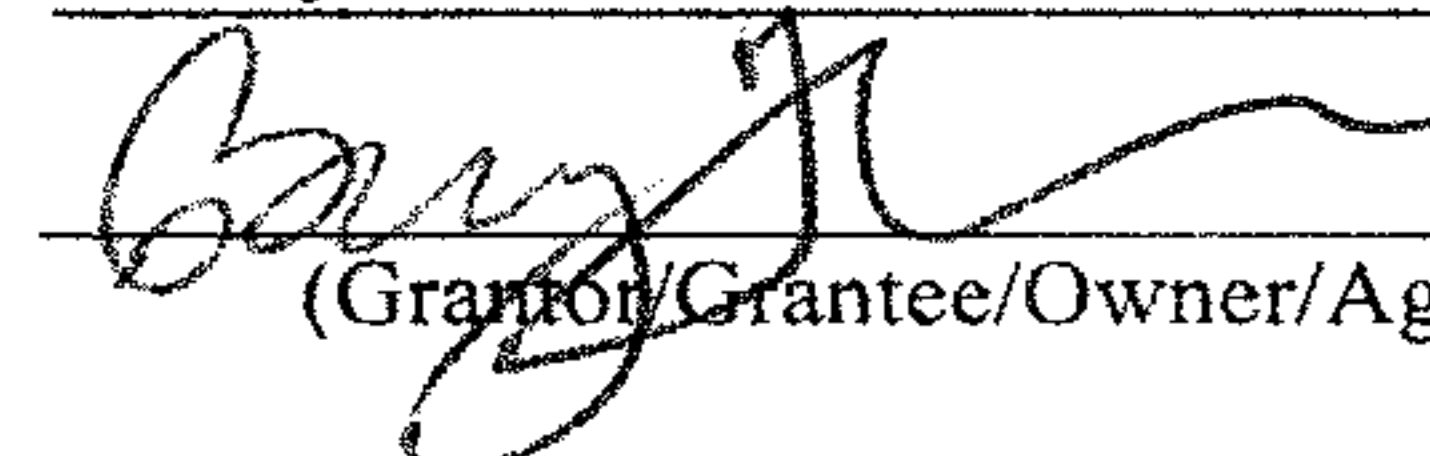
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 03/13/2026

Unattested


(verified by)

Print Brandy Yun

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2026 10:09:40 AM
\$373.00 JOANN
20260318000077740

Form RT-1

Alli S. Beyl