

PROPERTY ADDRESS:

3150 Bowling Drive
Birmingham, AL 35243
[Accuracy of address is not warranted]


SEND TAX NOTICE TO:

Fam Glam, LLC
27 Squires Glen Lane
Leeds, AL 35094

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

WARRANTY DEED


20170412000123090 1/2 \$168.00
Shelby Cnty Judge of Probate, AL
04/12/2017 08:53:36 AM FILED/CERT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE MILLION and 00/100 Dollars (\$1,000,000.00) in hand paid by the Grantee herein pursuant to the Sales Contract, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **CUNG CAPITAL ADVISORS, LLC, a Delaware limited liability company**, whose address is P. O. Box 6689, Miramar Beach, Florida 32550 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **FAM GLAM, LLC, an Alabama limited liability company**, whose address is 27 Squires Glenn Lane, Leeds, AL 35091 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

Lot 2E, according to a Resurvey of Lot 2B-1 Sing Resurvey, as recorded in Map Book 46, Page 11, in the Probate Office of Shelby County, Alabama.

\$850,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes due October 1, 2017, and subsequent years, but not yet due and payable.
2. Easements as shown by recorded map recorded in Map 46, Page 11, in the Probate Office of Shelby County, Alabama.
3. Easement for Sanitary Sewer Lines recorded in Instrument 9816/2308, in the Probate Office

- of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 111, Page 405 and Deed Book 138, Page 539, in the Probate Office of Shelby County, Alabama.
 5. No warranty related to mineral and mining rights is given, but to the extent held by Grantor, if any, such rights are hereby transferred.
 6. Restrictions appearing of record in Real 88, Page 366, in the Probate Office of Shelby County, Alabama.
 7. Easement to Alabama Power Company recorded in Instrument 20060201000052810, in the Probate Office of Shelby County, Alabama.

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

Grantor does and for its successors and assigns, covenant and agree with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 above-described property against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 7th day of April, 2017.

CUNG CAPITAL ADVISORS, LLC,
a Delaware limited liability company

By: _____

Dexter T. Cung

Its: _____

Authorized Member

STATE OF ALABAMA)

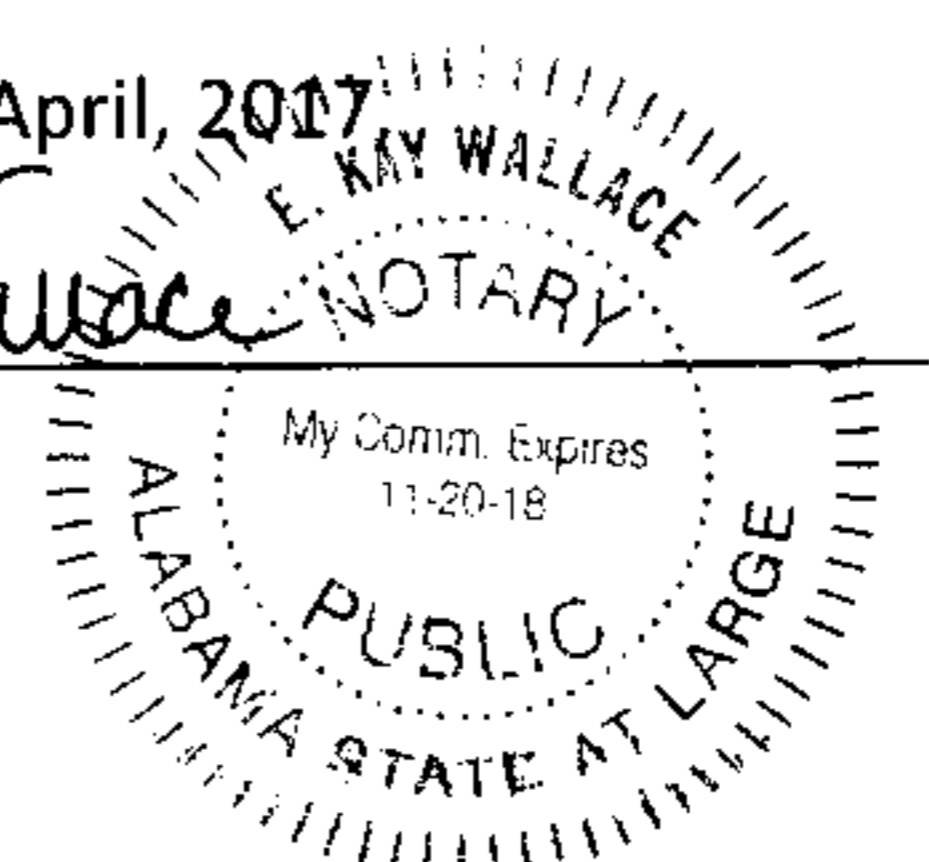
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JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Dexter T. Cung, whose name as Authorized Member of CUNG CAPITAL ADVISORS, LLC, a Delaware limited liability company, 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, he, as such Authorized Member and with full authority executed the same voluntarily as and for the act of said limited liability company.

Given under my hand and official seal this 7th day of April, 2017.

E. Kay Wallace
NOTARY PUBLIC



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