

Send tax notice to:  
ABACA HOLDINGS, LLC  
965 Piedmont Rd Ste 100  
Marietta GA 30066

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

STATE OF ALABAMA

2018607

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CUNG CAPITAL ADVISORS, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: PO Box 6689 Miramar Beach FL 32187 (hereinafter referred to as "Grantor") by ABACA HOLDINGS, LLC, A LIMITED LIABILITY COMPANY whose property mailing is: 965 Piedmont Rd Ste 100 Marietta GA 30066 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-16, Block 4, according to the Final Plat of for the Private, Mixed-Use, Traditional Neighborhood Development Subdivision of Mt. Laurel - Phase 1, Block 4, as recorded in Map Book 34, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Such state of facts as shown on record subdivision plat Map Book 34, page 136 Shelby County Records
3. Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions as recorded in Instrument 2000-35580, First Amendment thereto recorded as Instrument 2000-36270 and re-recorded as Instrument 2000-38859; Second Amendment thereto recorded as Instrument 2000-38860; Third Amendment thereto recorded as Instrument 2001-03681; Fourth Amendment thereto recorded in Instrument 20030213000091860; Fifth Amendment thereto recorded in Instrument 20030327000184530; Sixth Amendment thereto recorded in Instrument 20030327000184540; Seventh Amendment thereto recorded in Instrument 20030527000327720; Eighth Amendment thereto recorded in Instrument 20040413000191810; Ninth Amendment thereto recorded in Instrument 20040623000340720; Tenth Amendment recorded in Instrument 20041015000569110; Eleventh Amendment recorded in Instrument 20050714000352130; Twelfth Amendment thereto recorded in Instrument 20061219000616320; Thirteenth Amendment thereto recorded in Instrument 20071022000487350, Fourteenth Amendment thereto recorded in Instrument 20080718000289820, Fifteenth Amendment thereto recorded in Instrument 20081219000470230, Sixteenth Amendment thereto recorded in Instrument 20091117000427120, Seventeenth Amendment thereto recorded in Instrument 20131021000415550, Eighteenth Amendment thereto recorded in Instrument 2014113000012710, Nineteenth Amendment thereto recorded in Instrument 20151002000346630, Twentieth Amendment thereto recorded in Instrument 201510290003766880, in the Probate Office of Shelby County, Alabama, and all amendments thereto.
4. Mt. Laurel Master Deed Restrictions as recorded as Instrument 2000-35579; First Amendment thereto recorded as Instrument 2000-36270 and re-recorded as Instrument 2000-38859; Second Amendment thereto recorded as Instrument 2000-38860; Ratification and Confirmation Agreement recorded in Instrument 2000-41410, Third Amendment thereto recorded as Instrument 2001-03681; Fourth Amendment thereto recorded in Instrument 20030213000091860; Fifth Amendment thereto recorded in Instrument 20030327000184530; Sixth Amendment thereto recorded in Instrument 20030327000184540; Seventh Amendment thereto recorded in Instrument 20030527000327720; Eighth Amendment thereto recorded in Instrument 20040413000191810; Ninth Amendment thereto recorded in Instrument 20040623000340720; Tenth Amendment recorded in Instrument 20041015000569110; Eleventh Amendment recorded in Instrument 20050714000352130; Twelfth Amendment



20181109000398810 11/09/2018 02:29:59 PM DEEDS 2/2

*Allen S. Byrd*

20181109000398810 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/09/2018 02:29:59 PM FILED/CERT

thereto recorded in Instrument 20061219000616320; Thirteenth Amendment thereto recorded in Instrument 20071022000487350, Fourteenth Amendment thereto recorded in Instrument 20080718000289820, Fifteenth Amendment thereto recorded in Instrument 20081219000470230, Sixteenth Amendment thereto recorded in Instrument 20091117000427120, Seventeenth Amendment thereto recorded in Instrument 20131021000415550; Eighteenth Amendment thereto recorded in Instrument 2014113000012710, Nineteenth Amendment thereto recorded in Instrument 20151002000346630, Twentieth Amendment thereto recorded in Instrument 201510290003766880 in the Probate Office of Shelby County, Alabama, and all amendments thereto. (collectively, the "Declaration")

5. Easement to Alabama Power Company, recorded in Instrument 20060630000315160, Instrument 20060630000315180, Instrument 20060630000316510, Instrument 20061212000601560, Instrument 20061212000602710, Instrument 20090817000316160, Instrument 20091001000373670 in the Probate Office of Shelby County, Alabama.
6. Easement to Marcus Cable, recorded in Instrument 20101221000428650, in the Probate Office of Shelby County, Alabama.
7. Terms, conditions, obligations and requirements set forth in Articles of Incorporation of Mt. Laurel Neighborhood Association, Inc., recorded in Instrument 2000-35578 and amended in 20071119000528110, in the Probate Office of Shelby County, Alabama and all rules and regulations currently existing or which may be imposed from time to time by said Association.
8. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument 2006-601560 in the Probate Office of Shelby County, Alabama.
9. Sewer Service Agreement with Double Oak Water Reclamation, LLC, recorded in Instrument 1999-35429 and Instrument 20121107000427740, in the Probate Office of Shelby County, Alabama.
10. Covenant and Agreement for water service recorded in Real 235, page 611, in the Probate Office of Shelby County, Alabama.

\$338,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the 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 heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, CUNG CAPITAL ADVISORS, LLC, by DEXTER T. CUNG, its AUTHORIZED MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8th day of November, 2018.

*[Signature]*  
CUNG CAPITAL ADVISORS, LLC  
BY: DEXTER T. CUNG  
ITS: AUTHORIZED MEMBER

STATE OF *Florida*  
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dexter T. Cung, whose name as Authorized Agent of Cung Capital Advisors, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said company

Given under my hand and official seal this the 7 day of November, 2018.

Notary Public

Print Name:

Commission Expires:

