

Send tax notice to:  
Wei Kong  
181 Highview Cove  
Pelham, AL 35124  
BHM1900989

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Four Thousand Four Hundred and 00/100 Dollars (\$164,400.00) in hand paid to the undersigned, Yuan Holding LLC, a(n) California limited liability company, whose mailing address is: 530 Lawrence #511 Sunnyvale CA 94085 (hereinafter referred to as "Grantor") by Wei Kong (hereinafter referred to as "Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 148, according to the Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, Page 105, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Yuan Holding LLC, a California Limited Liability Company, by Hubert Yu, its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 25 day of July 2019.

Yuan Holding, LLC,  
A California limited Liability Company

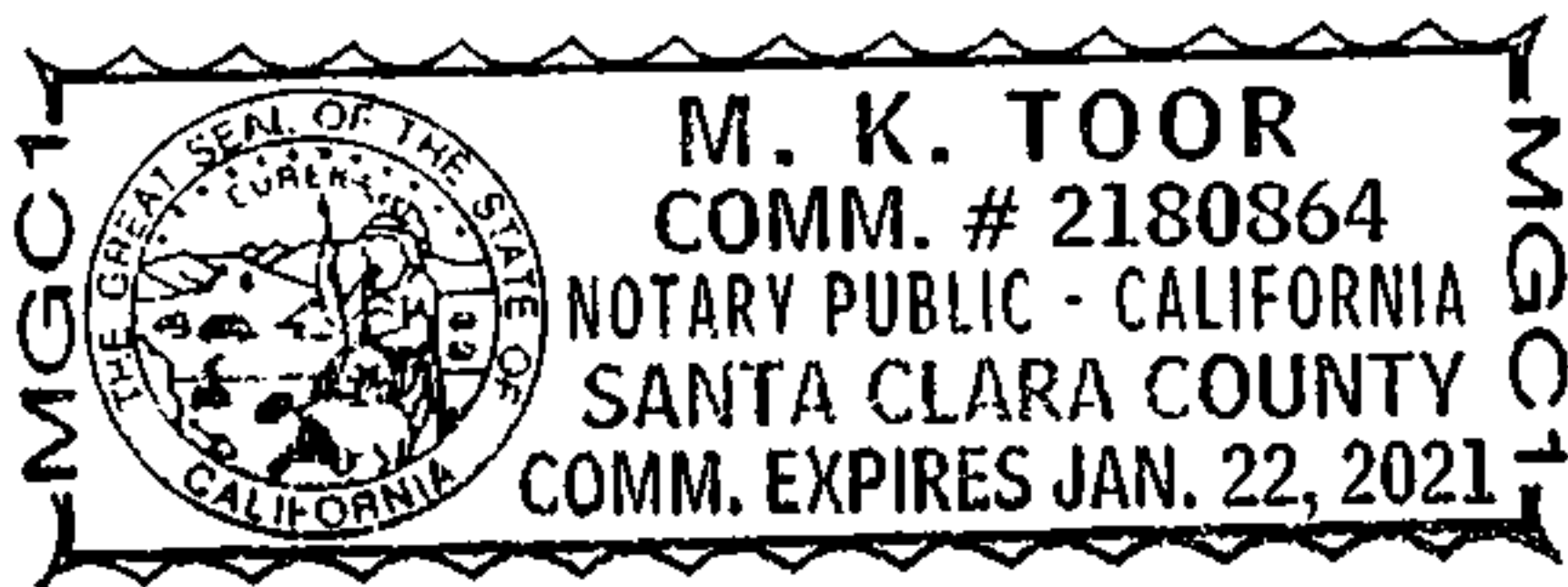
[Signature]  
By: Hubert Yu ITS Manager

STATE OF California  
COUNTY OF Santa Clara

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hubert Yu, whose name as its Manager of Yuan Holding LLC, a California limited liability company, is signed to the foregoing instrument, and who ~~known to me~~<sup>MKT</sup> acknowledged before me on this day, that, being informed of the contents of the said instrument, she/~~he~~ in ~~his~~/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 25 day of July 2019.

M.K. Toor



Notary Public  
Print Name: M.K. Toor  
Commission Expires: Jan 22, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2019 03:42:32 PM  
\$182.50 CHERRY  
20190729000272240

Allie S. Boyd