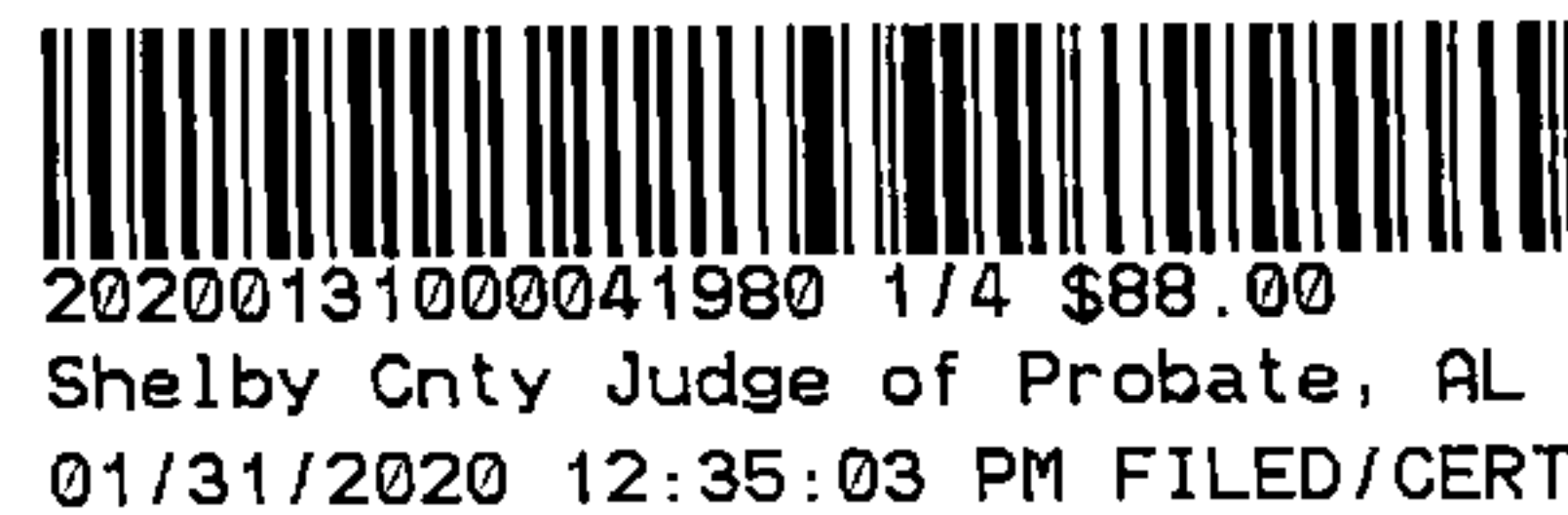


THIS INSTRUMENT PREPARED BY:
ROBERT E. MCGILL, III, P.A.
36008 Emerald Coast Parkway, Suite 301
Destin, FL 32541

Property Appraisers Tax I.D. Number:
039320006016.000



Space below this line used for recording

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED made January 22, 2020,

by **CUNG CAPITAL ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, whose post office address is: P.O. Box 6689, Miramar Beach, Florida 32550

to **CUNG PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, whose post office address is: P.O. Box 6689, Miramar Beach, Florida 32550.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all right, title, interest, claim and demand which the said Grantor has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of shelby , State of Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Donna Deviney - Witness
Monica S. Holley - Witness
MONICA S. HOLLEY

Cung Capital Advisors, LLC
By: Todd Cung, Manager - Seller

STATE OF Florida
COUNTY OF Shelby

BEFORE ME, the undersigned authority, January 22, 2020, personally appeared **Todd Cung, as Manager of Cung Capital Advisors, LLC**, who are personally known to me or who produced _____ as identification, and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

WITNESS my hand and official seal this 22 day of Jan, 2020

NOTARY PUBLIC
Print Name: Donna Deviney
My Commission expires: _____
(SEAL)

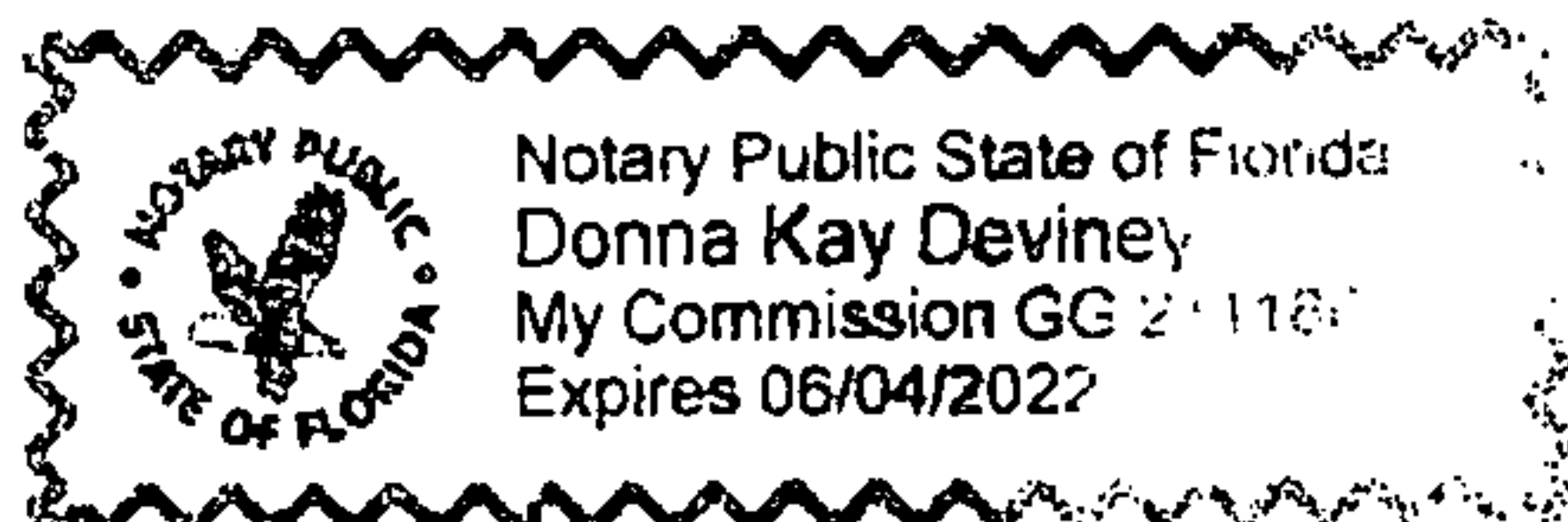


EXHIBIT A

Lot 2-A, according to the Survey of Resubdivision of Lot 2 Brook Highlands O and I (2), as recorded in Map Book 36, Page 20, in the Probate Office of Shelby County, Alabama.

Parcel No. 03-9-31-0-001-018.047



20200131000041980 2/4 \$88.00
Shelby Cnty Judge of Probate, AL
01/31/2020 12:35:03 PM FILED/CERT

EXHIBIT A

LOT 16, ACCORDING TO THE SURVEY OF THE VILLAGE OF
BROOKHIGHLAND AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel No. 03 9 32 0 006 016.000

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 24, PAGE 93, SHOWS THE FOLLOWING RESERVATION: SINKHOLE PRONE AREAS - THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDELAINE BY LIMESTONE AND THUS MAY BE SUBJECT TO LIMESTONE SINK ACTIVITY.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 220, PAGE 521; REAL 220, PAGE 532 AND INSTRUMENT 2000-23203, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RECIPROCAL EASEMENT AGREEMENT WITH AMSOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEE RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES RECORDED IN REAL 125, PAGE 249, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL 307, PAGE 950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY" WHICH PROVIDES AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE "WATERSHED MAINTENANCE AREAS", ETC OF THE DEVELOPMENT, ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS AS RECORDED IN REAL 194, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK, NA AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES AS SET OUT IN REAL 125, PAGE 238, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT FOR SANITARY SEWER LINES AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL 194, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. A DEED AND BILL OF SALE TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN REAL 194, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. RESTRICTIVE AGREEMENT AND PROTECTIVE COVENANTS, INCLUDING RESTRICTIVE USE OF PROPERTY AS SET OUT IN INSTRUMENT 1992-14567, REAL 308, PAGE 1, INSTRUMENT 1993-32511 AND REAL 220, PAGE 339, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RECIPROCAL EASEMENT AGREEMENT WITH, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BETTY AND DOUGLAS EDDLEMAN RECORDED IN REAL 199, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. AGREEMENT CONCERNING ELECTRIC SERVICE TO, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BROOK HIGHLAND RECORDED IN REAL 306, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. MINERAL AND MINING RIGHTS AND RIGHTS TO INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 1998-08508 AND INSTRUMENT 1998-10374 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1998-10373 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20200131000041980 3/4 \$88.00
Shelby Cnty Judge of Probate, AL
01/31/2020 12:35:03 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cung Capital Advisors, LLC
Mailing Address PO Box 16689
Miramar Beach, FL
32550

Grantee's Name Cung Properties, LLC
Mailing Address PO Box 16689
Miramar Beach, FL
32550

Property Address Lot 14, Village of
Brook Highland
AND
Lot 2A, re-sub of
Lot 2, Brook Highlands

Date of Sale _____
Total Purchase Price \$ 0
or
Actual Value \$ —
or
Assessor's Market Value \$ 57,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other TAX ASSESSOR

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 1/22/2020

Unattested

Print Todd Lung, Manager
Cung Capital Advisors, LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Shelby County, AL 01/31/2020
State of Alabama
Deed Tax: \$57.00



20200131000041980 4/4 \$88.00
Shelby Cnty Judge of Probate, AL
01/31/2020 12:35:03 PM FILED/CERT

Form RT-1