

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Chung Kit & Company LLC
2736 Ocean Ave Apt 3 C, Brooklyn NY 11229

Presents:

THAT IN CONSIDERATION OF Five Hundred Dollar and no/100 Dollars (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I William Leung and wife, Lily Leung (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Chung Kit & Company LLC (herein referred to as GRANTEE whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

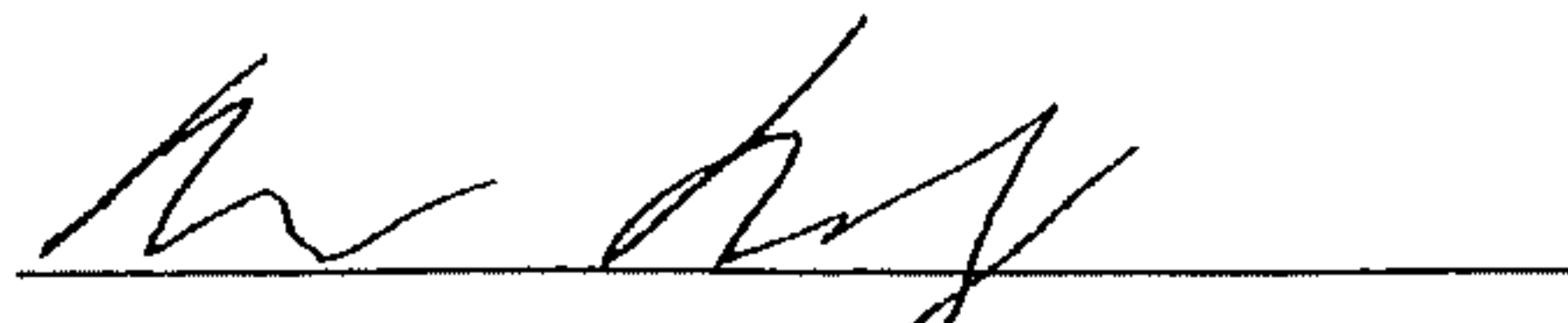
Lot 22, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 11th day of July 2020



William Leung



Lily Leung

State of ~~Alabama~~ New York
County of Kings

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William Leung and Lily Leung whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

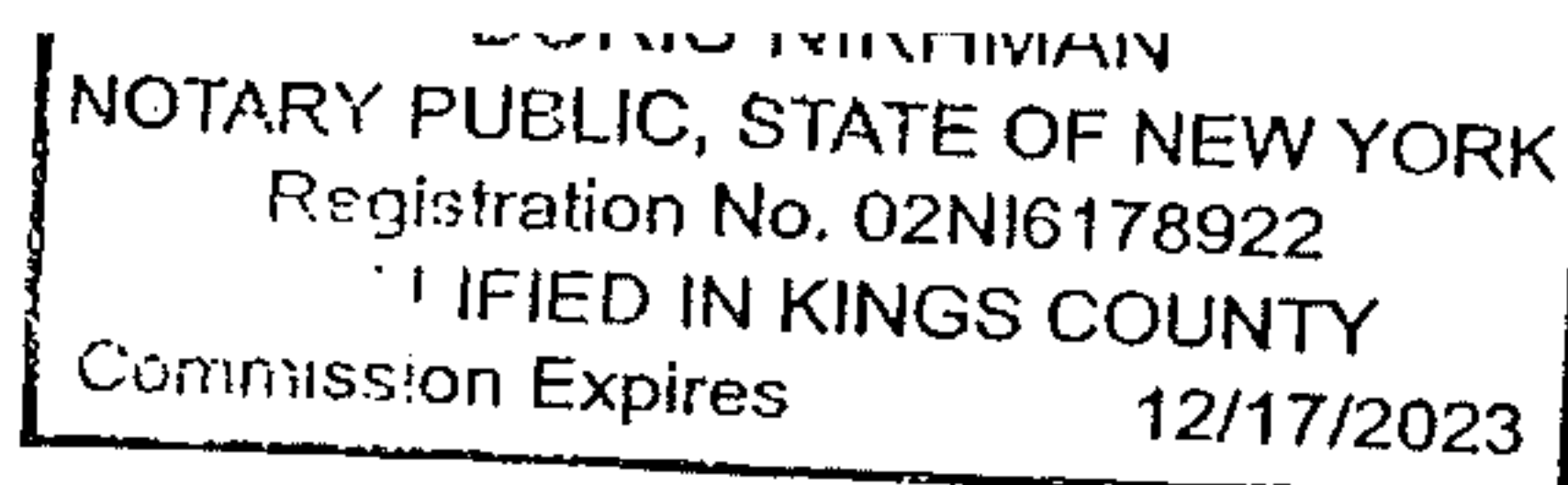
Given under my hand and official seal, this the 11th day of July, 2020.



Notary Public

My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216



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

Grantee's Name **Chung Kit & Company
LLC**

2736 Ocean Ave Apt 3 C
Brooklyn NY 11229

Date of Sale	July 14 2020
Total Purchase Price	\$
Or	
Actual Value	\$
Or	
Assessor's Market Value	\$132,000.00/66,000.00

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☒ Other to Already own 1/2 interest
☒ Closing Statement

Instructions

The seal of Shelby County, Alabama, is a circular emblem. It features a central map of the county. The words "SHELBY COUNTY" are arched across the top, and "ALABAMA" is arched across the bottom. Two small stars are positioned on the left and right sides of the seal.

Allen S. Bayal