20200901000387550 09/01/2020 02:40:53 PM DEEDS 1/3

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) tawfully 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.

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MANUAL SHIZE ON THE

NOTARY PUBLIC, STATE OF NEW YORK

Registration No. 02NI6178922

Commission Expires

IFIED IN KINGS COUNTY

12/17/2023

IN WITNESS WHEREOF, I/WE have hereunto set 2020	MY/OUR hand(s) and seal(s), this H day of July
	William Leung Lily Leung
State of Alabama New York County of Kings	
and Lily Leung whose name(s) is/are signed to the	foregoing conveyance, and who is/are known to me, formed of the contents of the conveyance, she executed day of Julyl , 2020. Notary Public My Commission Expires:

Prepared by: Jeremy Parker

1560 Montgomery Hwy Ste 205

Parker Law Firm LLC

HooverAL 35216

		Sales Validation Form	a
Grantor's	This Document must be filed in accord William Leung and wife, Lily	Grantee's Name	Section 40-22-1 Chung Kit & Company
Name			
Mailing Address	Leung		LLC
	2736 Ocean Ave Apt 3 C		2736 Ocean Ave Apt 3 C
	Brooklyn NY 11229		Brooklyn NY 11229
	DIOUNIYITIVI TIZZO		BIOURIYHTAL TIZZO
Property Address	142 Sugar Dr	Date of Sale	July 2020
	Pelham AL	Total Purchase Price Or	\$
		Actual Value Or	\$
		Assessor's Market Value	\$132,000.00/66,000.00
If the converge form is not	Iname and mailing address - provide the name of t	nstructions	
	name and mailing address - provide the name of	the person or persons to whom in	nterest to property is being conveyed.
Property ad	ldress - the physical address of the property being	g conveyed, if available.	
Date of Sal	le - the date on which interest to the property was	s conveyed.	
Total purch	ase price - the total amount paid for the purchase	e of the property, both real and p	ersonal, being conveyed by the
instrument market valu If no proof valuation, o	ne - if the property is not being sold, the true value offered for record. This may be evidenced by an ine. It is provided and the value must be determined, the of the property as determined by the local official will be used and the taxpayer will be penalized put	appraisal conducted by a license ne current estimate of fair market charged with the responsibility	d appraiser or the assessor's current value, excluding current use of valuing property for property tax
understand	the best of my knowledge and belief that the inforthat any false statements claimed on this form many \$40-22-1 (h).		
Date:	July 2020	Print: William Leung	
	/	Sign:	ntoolOmmon/A cont (cin-1)
	(verified by) Filed and Recorded	Grantor/Gra	ntee/Owner/Agent (circle one) Form RT-1
	Official Public Records Judge of Probate, Shelby County Alab	ama. County	
	Clerk	onning County	
	Shelby County, AL 09/01/2020 02:40:53 PM		

alei 5. Buyl

\$94.00 JESSICA

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