

SEND TAX NOTICE TO:

LJ Capital, LLC
614 N 650 W
American Fork,
UT 84003

20130530000219760 1/2 \$347.50
Shelby Cnty Judge of Probate, AL
05/30/2013 10:51:35 AM FILED/CERT

STATUTORY

WARRANTY DEED

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thirty-Two Thousand Four Hundred Twenty-Eight and 80/100s Dollars (\$332,428.80)** the amount of which can be verified by the SALES CONTRACT to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC, A Alabama Limited Liability Company, whose address is 130 4th Street South, Ste 101, Birmingham, AL 35222** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **LJ Capital, LLC whose address is 614 N 650W American Fork, UT 84003** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama and having a property address known as 337 Greystone Glen Circle, Hoover, AL 35242, to wit:

Lot 12, according to the Survey of The Glen Estates, as recorded in Map Book 19, Page 9 A & B, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to unto said Grantee, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of

May, 2013

Shelby County, AL 05/30/2013
State of Alabama
Deed Tax: \$332.50

AlaVest, LLC

By; _____

Its _____

Member

STATE OF Alabama

Jetterson

County ss:

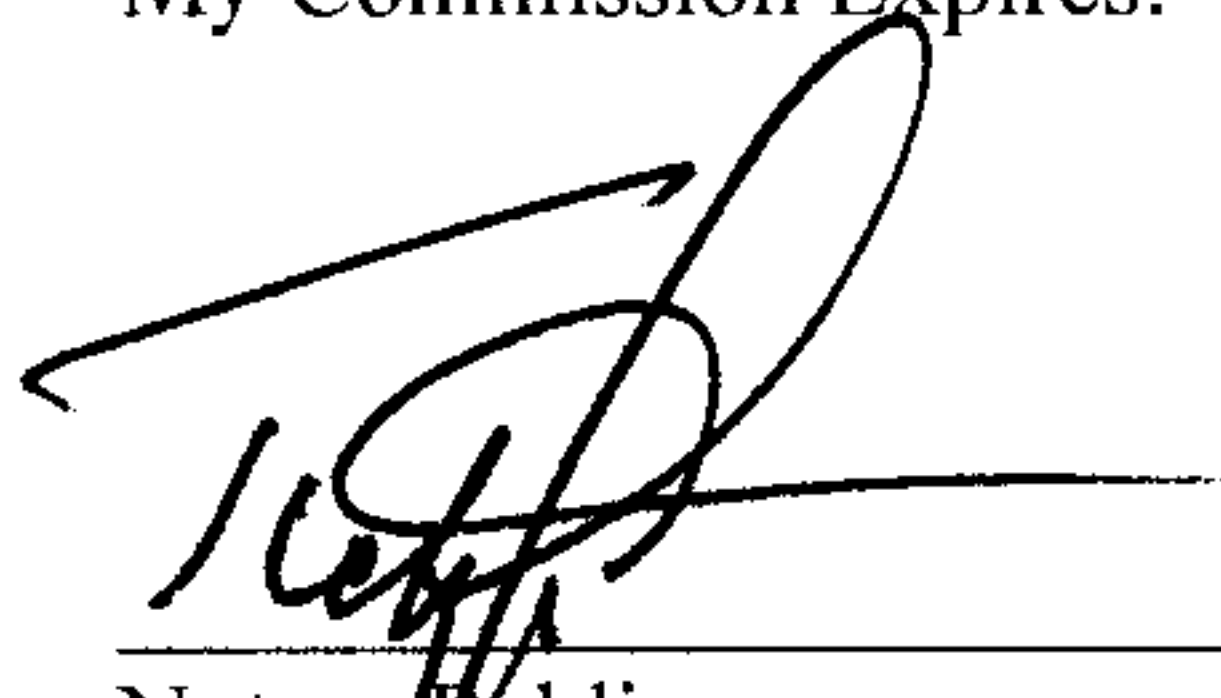
I, Jack R. Thompson Jr. a Notary Public in and for said county in said state, hereby certify that Jett Jackson, a member of AlaVest, LLC, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as member executed the same voluntarily and with full authority on behalf of the Company.

2013

WITNESS my hand and official seal in the county and state aforesaid this the

16th day of May,

My Commission Expires: 10/31/2016



Notary Public

(SEAL)

This instrument was prepared by:
Jack R. Thompson, Jr., Esq.
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Ste 350
Birmingham, AL 35243
(205) 443-9027

