

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

Send Tax Notice To:  
Ahmed Dharani  
337 Greystone Glen Circle  
Hoover, AL 35242

Corporation Form Warranty Deed

STATE OF ALABAMA                    )  
                                                  )     KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY                    )

That in consideration of \$396,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, LJ Capital, LLC, a Limited Liability Company, whose mailing address is 3214 N. University Avenue, #232, Provo, UT 84604 (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Ahmed Dharani, whose mailing address is 337 Greystone Glen Circle, Hoover, AL 35242 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 337 Greystone Glen Circle, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, 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 said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Note: \$352,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Managing Member, Lee Jones, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4<sup>th</sup> day of March, 2014.

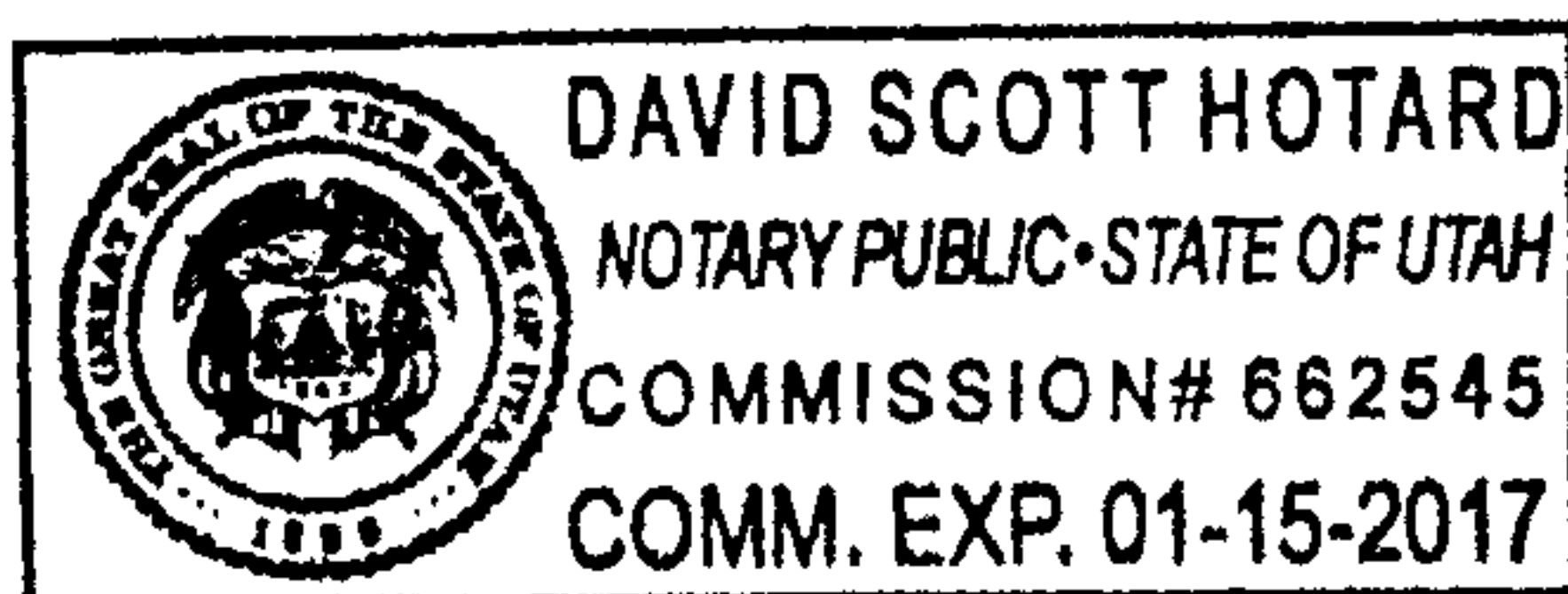
LJ Capital LLC  
BY: [Signature]  
Lee Jones  
Its: Managing Member

State of Utah  
Utah County

I, The Undersigned, a notary for said County and in said State, hereby certify that Lee Jones, whose name as the Managing Member of LJ Capital, LLC, a Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 4<sup>th</sup> day of March, 2014.

[Signature]  
Notary Public  
Commission Expires: 1-15-17



[Barcode]  
20140328000086730 1/2 \$61.00  
Shelby Cnty Judge of Probate, AL  
03/28/2014 09:01:03 AM FILED/CERT

S14-0276

Shelby County, AL 03/28/2014  
State of Alabama  
Deed Tax: \$44.00



EXHIBIT "A"  
Legal Description

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.

