

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Send Tax Notice To: LAL RAGA, LLC.
310 Cahaba Valley
Pelham AL 35124

Presents:

THAT IN CONSIDERATION OF Four Million Five Hundred Fifty One Thousand and No/100(\$4,551,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dhani, INC. (herein referred to as grantors) do grant, bargain, sell and convey unto LAL RAJA, LLC. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 329.55 feet to a point, said point lying on the Southwesterly boundary line of Cahaba Valley Park North, as recorded in Map Book 13, Pages 140a and 140b, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle of $60^{\circ} 17'38''$ to the right and run in a Southeasterly direction along said boundary line of Cahaba Valley Park North a distance of 841.51 feet to a point, being the Point of Beginning of the herein described parcel; thence continue along last described course in a Southeasterly direction a distance of 168.58 feet to a point; said point being an iron pin found at the Northeast corner of the real property described in Inst. No. 1994-08119 recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an interior angle of $91^{\circ} 53'48''$ and run to the right in a Southwesterly direction on a line that is 250 feet, Northwest of the Northwesterly right of way of Alabama Highway #119 a distance of 517.09 feet to a point; thence turn an interior angle of $88^{\circ} 06'12''$ and run to the right in a Northwesterly direction a distance of 168.58 feet to a point; thence turn an interior angle of $91^{\circ} 53'48''$ and run to the right in a Northeasterly direction a distance of 517.09 feet to the Point of Beginning.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$3,400,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 23rd day of December, 2021.

Dhani, Inc.



By: Bharatbhai K Patel
Its: President

STATE OF Alabama
COUNTY OF Jefferson

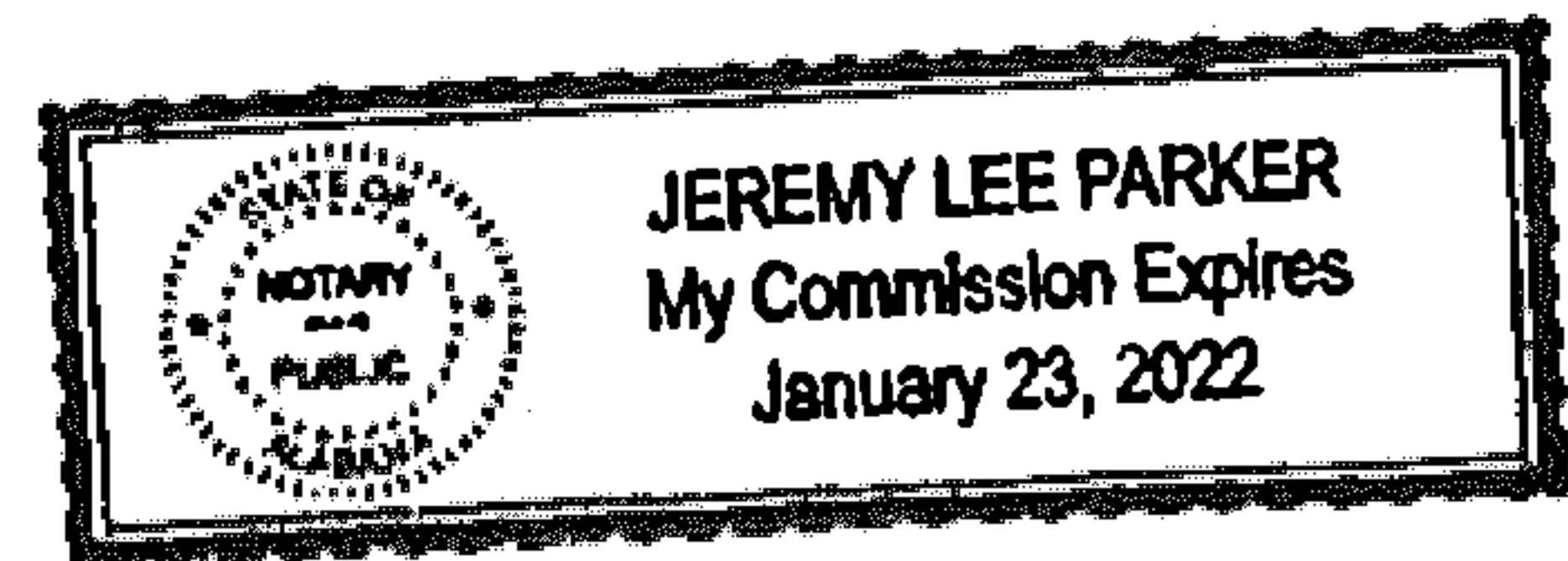
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Bharatbhai K Patel whose name as President of Dhani, INC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Dated this the 23rd day of December, 2021



Notary Public
My Commission Expires:

Prepared By:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Dhani, INC	Grantee's Name	LAL Raja, LLC
Mailing Address	200 Southgate Dr Pelham AL 35124	Date of Sale	December 23, 2021
Property Address	200 Southgate Dr Pelham AL 35124	Total Purchase Price	\$4,551,000.00
		Or Actual Value	\$
		Or Assessor's Market Value	\$

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | |

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: December 23 2021

Print Bharatbhai K. Patil
 Sign: Bharatbhai K. Patil
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 09:32:13 AM
\$1179.00 CHARITY
20211228000607510

Allen S. Bayl