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Space Above This Line for Recorder's Use

Prepared By and Return To:

→ Sherman & Phalen, LLC
 1165 Northchase Parkway SE
 Suite 450
 Marietta, GA 30067
 File 21-2922

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, is made this 12th day of January, 2022, between **PRJB ENTERPRISES, LLC**, a Georgia limited liability company ("Grantor"), and **ALI A. SADEGH** ("Grantee") to wit:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has granted, bargained and sold to said Grantee, and Grantee's heirs, successors and assigns forever, the following described premises, to wit:

All that certain piece or portion of ground described in **Exhibit "A"** attached hereto and made a part hereof, together with all buildings and improvements thereon, and all the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Hall County, Georgia (collectively, the "Property"). To have and to hold all and singular the premises before mentioned, unto said Grantee, its successors and assigns, forever.

And said Grantor does hereby warrant the title to said premises, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, provided that, this conveyance is subject to those matters set forth on **Exhibit "B"** attached hereto.

[Signatures on following Page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Angela Woodworth
Witness

[Signature]
Notary Public

My commission expires: _____

[AFFIX NOTARIAL SEAL OR STAMP]

GRANTOR:

PRJB ENTERPRISES, LLC,
a Georgia limited liability company

By: Jeffrey A. Bos (Seal)
Jeffrey A. Bos, Managing Partner

DAVID M. SHERMAN
NOTARY PUBLIC

Cobb County, State of Georgia
My Commission Expires August 1, 2027