

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

20170505000157110
05/05/2017 02:21:16 PM
DEEDS 1/3

Send Tax Notice to:
Elias & Sons, LLC
711 Wadsworth Street
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED (\$122,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BH&S Investments, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Elias & Sons, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of Lot 8 of Storr's & Troy's Addition to the Town of Montevallo, according to the survey and map recorded in Map Book 3, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 58 degrees 42 minutes 36 seconds West along the South line of said Lot 8, a distance of 86.37 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 82.63 feet to a set rebar corner, thence run North 31 degrees 45 minutes 30 seconds West along an existing fence line a distance of 158.12 feet to a found rebar corner on the southerly margin of Main Street in the Town of Montevallo, Alabama; thence run North 58 degrees 10 minutes 35 seconds East along said margin of said Main Street a distance of 82.41 feet to a set rebar corner; thence run South 31 degrees 50 minutes 13 seconds East a distance of 158.89 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate

Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

5 day of May, 2017.


BH&S Investments, LLC

By: R. Allen Henke

Title: Manager

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Allen Henke whose name as Member of **BH&S Investments, LLC**, an Alabama 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 the instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5 day of

May, 2017.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BH&S Investments, LLC
 Mailing Address 375 South River Drive
Shelby, AL 35143

Grantee's Name Elias & Sons, LLC
 Mailing Address 711 Wadsworth Street
Montevallo, AL 35115

Property Address 968 Main Street
Montevallo, AL 35115

Date of Sale 05/05/2017
 Total Purchase Price \$122,500.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/05/2017 02:21:16 PM
 \$143.50 CHERRY
 20170505000157110

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 05/05/2017

Print Justin Smitheman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1