

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26763

Send Tax Notice To: Rodriguez Gonzalez Juan
Olga Oliva Garduno Munoz

5200 Parkside Circle
B'ham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Eight Thousand Five Hundred Dollars and No Cents (\$58,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **BHM Growth Investors, LLC and Every Medina, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rodriguez Gonzalez Juan and Olga Oliva Garduno Munoz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of December, 2020.

BHM GROWTH INVESTORS, LLC

By Hector Moreno
Managing Member

Every Medina

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Hector Moreno as Managing Member of BHM Growth Investors, LLC and Every Medina, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of December, 2020.

Notary Public, State of Alabama

My Commission Expires: 9-7-24

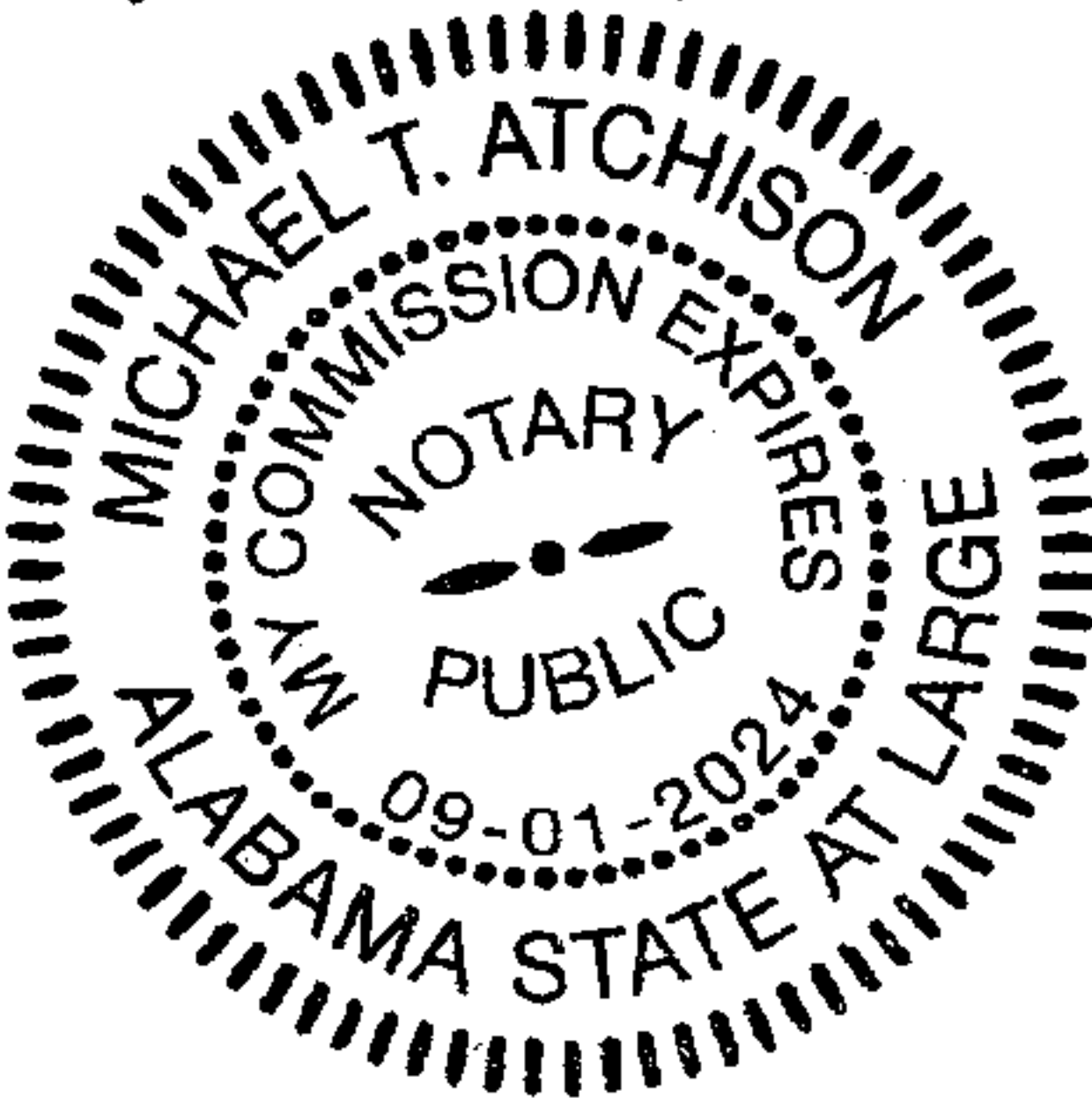


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West; thence run North 1 degree 41 minutes 08 seconds west and along the West line for a distance of 1048.57 feet; thence turn 91 degrees 30 minutes to the right and run North 89 degrees 48 minutes 52 seconds East for a distance of 446.43 feet; thence run North 1 degree 41 minutes 08 seconds West for a distance of 157.50 feet to the point of beginning. Thence continue along same line for a distance of 157.90 feet, thence run North 89 degrees 54 minutes 16 seconds East for a distance of 260.81 feet, thence run South 5 degrees 44 minutes 38 seconds East for a distance of 157.50 feet, thence run South 89 degrees 50 minutes 24 seconds west for a distance of 271.99 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A twenty (20) foot wide non-exclusive easement for ingress, egress and all utilities the centerline of which is herewith describe; Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence southerly along the West line of said 1/4-1/4 a distance of 273.00 feet to a point thence turn an angle of 88 degrees 30 minutes left and run easterly a distance of 446.43 feet to a point, thence turn an angle of 91 degrees 30 minutes left and run Northerly a distance of 255.25 feet to the point of beginning on the centerline, of proposed easement, thence turn an angle of 21 degrees 00 minutes to the left and run northwesterly along proposed centerline of easement a distance of 121.18 feet to the P.C. of a curve to the left having a central angle of 6 degrees 55 minutes and a radius of 330.0 feet, thence continue along said curve an arc distance of 39.84 feet to the P.T., thence continue along tangent a distance of 68.68 feet to a P.C. of a curve to the right having a central angle of 32 degrees 16 minutes and a radius of 170.0 feet, thence continue along said curve an arc distance of 95.74 feet to the P.C. of said curve, thence continue along tangent a distance of 43.85 feet to the P.C. of a curve to the left having a central angle of 19 degrees 37 minutes and a radius of 235.0 feet, thence continue along arc of said curve an arc distance of 80.46 feet to the P.T. of said curve, thence continue along tangent of curve a tangent distance of 143.37 feet to a point on the South right of way line of Shelby County Highway No. 80, said point being the end of proposed easement; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2020 03:17:32 PM
\$86.50 MIST
20201203000554190

20201203000554190 12/03/2020 03:17:32 PM DEEDS 3/3

Alicia S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	BHM Growth Investors, LLC	Grantee's Name	Rodriguez Gonzalez Juan
	Eyery Medina		Olga Oliva Garduno Munoz
Mailing Address	<u>127 Co Rd 54</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>5200 Parkside Cir</u> <u>B'ham, AL 35242</u>
Property Address	<u>1571 Mission Hills Road</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>December 03, 2020</u>
		Total Purchase Price	<u>\$58,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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 02, 2020

Print BHM Growth Investors, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1