

Send tax notice to:
Bowden Real Estate BHM, LLC
PO Box 145
Sylacauga, AL 35150
BLD1900202

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Million Nine Hundred Sixty Five Thousand Four Hundred Fifty Five and 00/100 Dollars (\$1,965,455.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Bridgetopia LLC, a Delaware Limited Liability Company**, whose mailing address is 2084 Valleydale Rd., Birmingham, AL 35244(hereinafter referred to as "Grantor") by **Bowden Real Estate BHM, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 7, 8, 9, 15, 19, 20, 21, 22, 23, 24 and 32, according to the Survey of Shiloh Creek Sector One, Plat One, a subdivision, as recorded in Map Book 38, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

(Property addresses: Lot 7 - 125 Shiloh Creek Dr., Calera, AL 35040; Lot 8 - 129 Shiloh Creek Dr., Calera, AL 35040; Lot 9 - 133 Shiloh Creek Dr., Calera, AL 35040; Lot 15 - 113 Brookside Way, Calera, AL 35040; Lot 19 - 112 Brookside Way, Calera, AL 35040; Lot 20 - 108 Brookside Way, Calera, AL 35040; Lot 21 - 104 Brookside Way, Calera, AL 35040; Lot 22 - 100 Brookside Way, Calera, AL 35040; Lot 23 - 159 Shiloh Creek Dr., Calera, AL 35040; Lot 24 - 163 Shiloh Creek Dr., Calera, AL 35040; Lot 32 - 142 Shiloh Creek Dr., Calera, AL 35040)

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.


TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Bridgetopia, LLC, a Delaware limited liability company, by Charleen Mullen, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 12th day of September, 2019.

Bridgetopia, LLC, a Delaware limited liability company

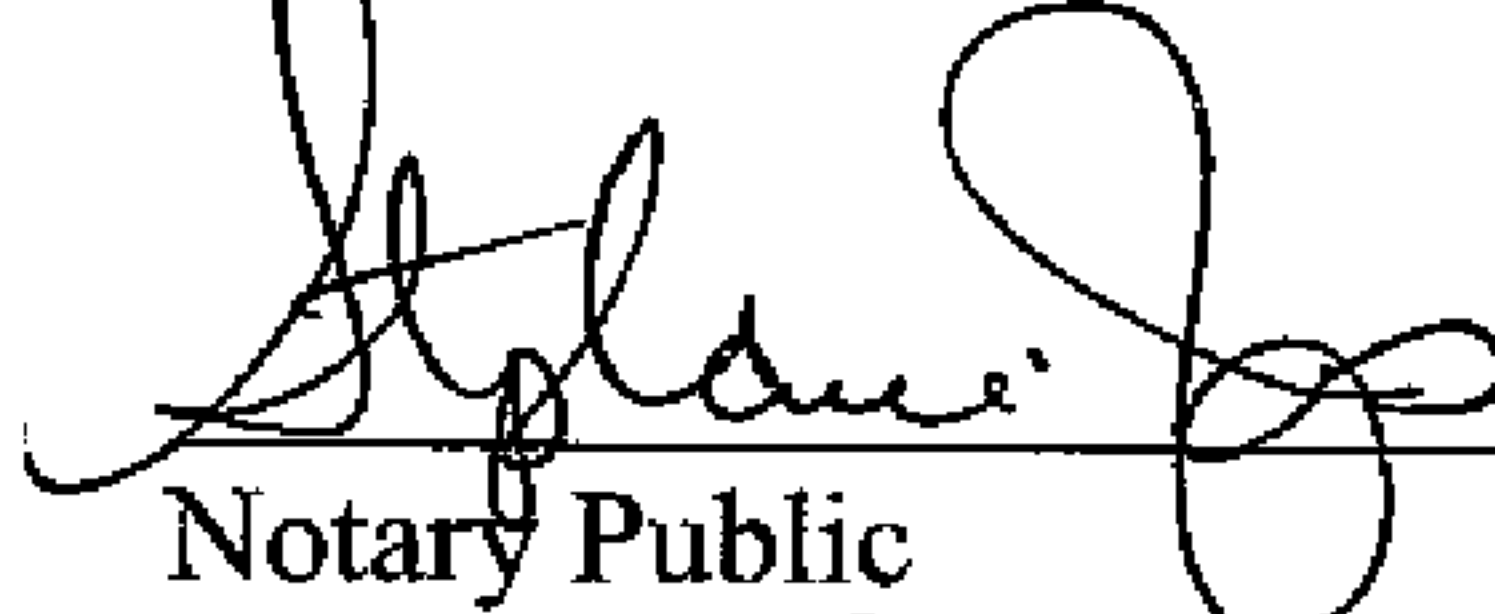

By: Charleen Mullen
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charleen Mullen, whose name as Authorized Agent of Bridgetopia, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 12th day of September, 2019.




Notary Public
Print Name: Stephanie Jones
Commission Expires: 2/23/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2019 03:33:46 PM
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Allen S. Bayl