

20200225000074440  
02/25/2020 03:26:13 PM  
DEEDS 1/2

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
BHM Growth Investors, LLC  
127 County Road 54  
Montevallo, Alabama 35115

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## STATUTORY WARRANTY DEED

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Summer Properties, LLC, an Alabama limited liability company**  
**Fall Properties, LLC, an Alabama limited liability company**  
**Winter Properties, LLC, an Alabama limited liability company**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**BHM Growth Investors, LLC**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**Begin at the Southeast corner of the West half of the Southeast quarter of Section 4, Township 24 North, Range 12 East; thence run Northerly along the East boundary of said half-quarter section 1037.48 feet to intersection with the Northwest right of way boundary of Alabama Highway 25; said intersection being the point of beginning. Thence continue Northerly along said East boundary 997.03 feet to intersection with the centerline of a railroad; said intersection being in the arc of a curve turning left, having a radius of 1910.08 feet, being subtended by a central angle of 25° 26' and having a chord of 841.41 feet in length, said chord forming an angle of 120° 03' to the left from said East boundary; thence run Southwesterly along the arc of said curve 847.87 feet to intersection with the centerline of an old road. (The next 8 courses are along the centerline of said old road). Thence turn 56° 45' left and run Southerly 180.78 feet; thence turn 10° 44' and run Southwesterly 237.2 feet; thence turn 55° 15' left and run Southeasterly 126.94 feet; thence turn 15° 04' left and run Southeasterly 127 feet; thence turn 00° 39' left and run Southeasterly 129.53 feet; thence turn 37° 20' left and run Easterly 170.96 feet; thence turn 46° 01' right and run Southeasterly 116.91 feet; thence turn 34° 24' right and run Southerly 43.07 feet to intersection with said Northwest right of way boundary of Alabama Highway 25; thence 113° 46' left and run Northeasterly along said right of way boundary 20 feet; thence turn 86° 31' left and run Northwesterly 210 feet; thence turn 86° 31' right and run Northeasterly 210 feet; thence turn 93° 29' right and run Southeasterly 210 feet to intersection with said Northwest right of way boundary; thence turn 93° 29' left and run Northeasterly along said Northwest right of way boundary 60 feet to the point of beginning.**

**TOGETHER WITH** easement rights as set out in that certain Temporary Right of Way Agreement as recorded in Deed Book 326, page 184, in the Probate Office of Shelby County, Alabama. Said rights to expire on April 9, 2030.

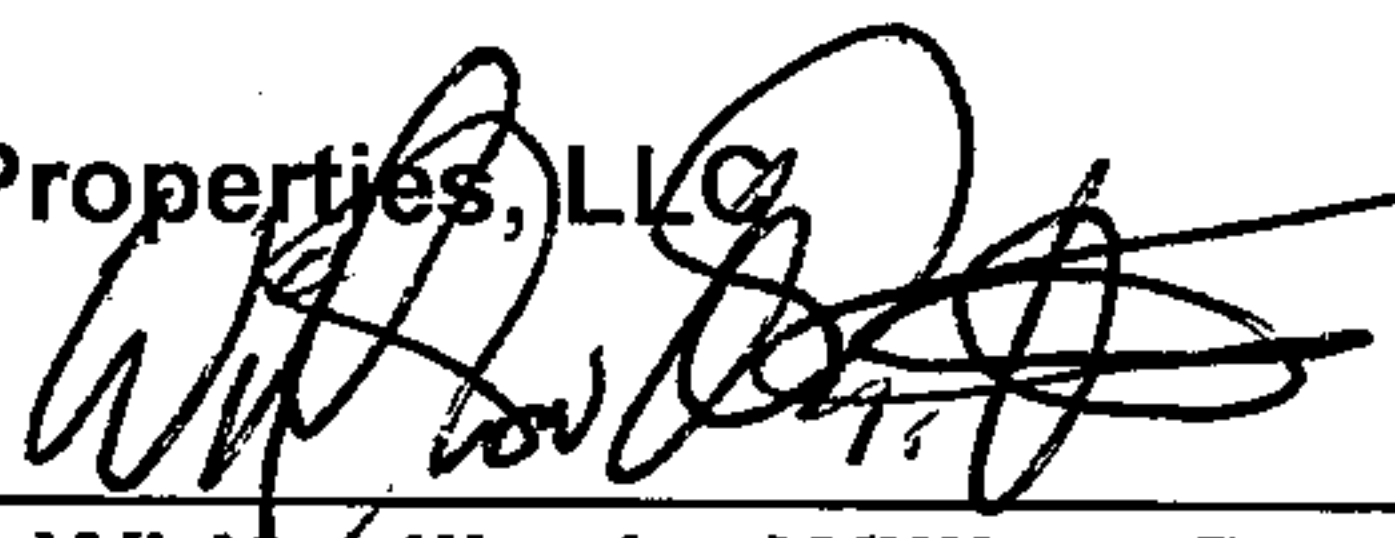
**\$960,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

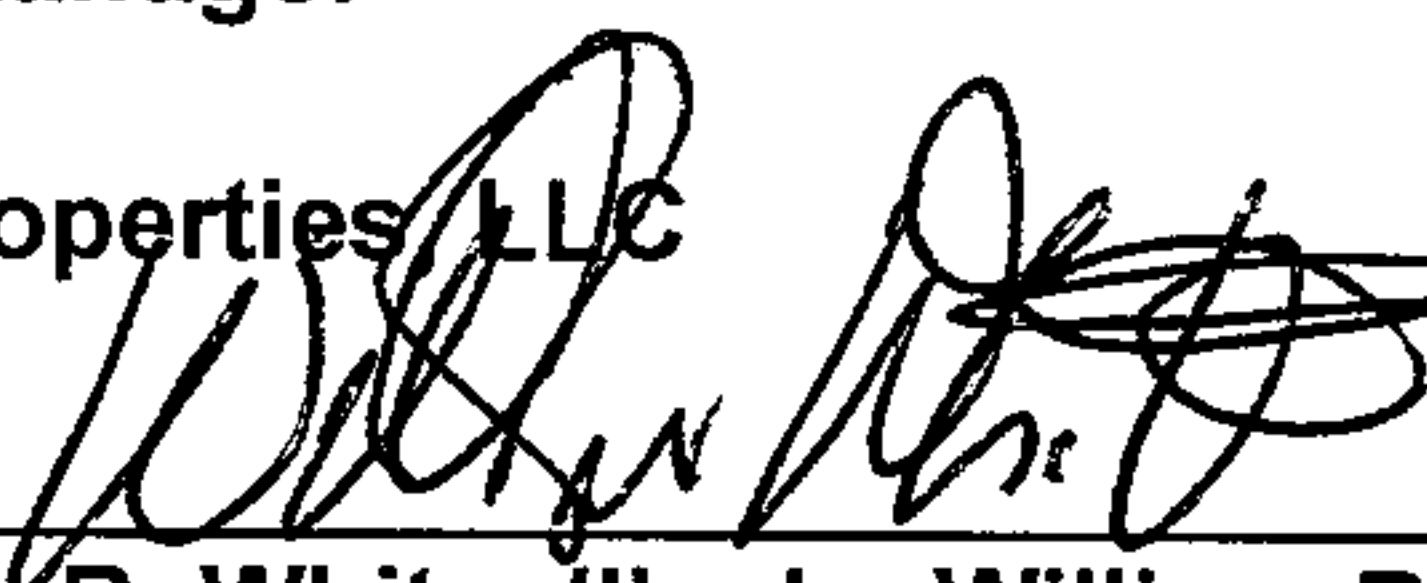
- Subject to:
- (1) 2020 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor;
  - (3) transmission line permit granted to Alabama Power Company as recorded in Deed Book 129, Page 131 and modified in Misc. Book 6, Page 20 in the Probate Office of Shelby County, Alabama;
  - (4) terms and conditions as set out in that certain Temporary Right of Way Agreement as recorded in Deed Book 326, Page 184 in the Probate Office of Shelby County, Alabama;
  - (5) Easement for ingress and egress as set out in warranty deed recorded in Instrument 1996-16359 in the Probate Office of Shelby County, Alabama.

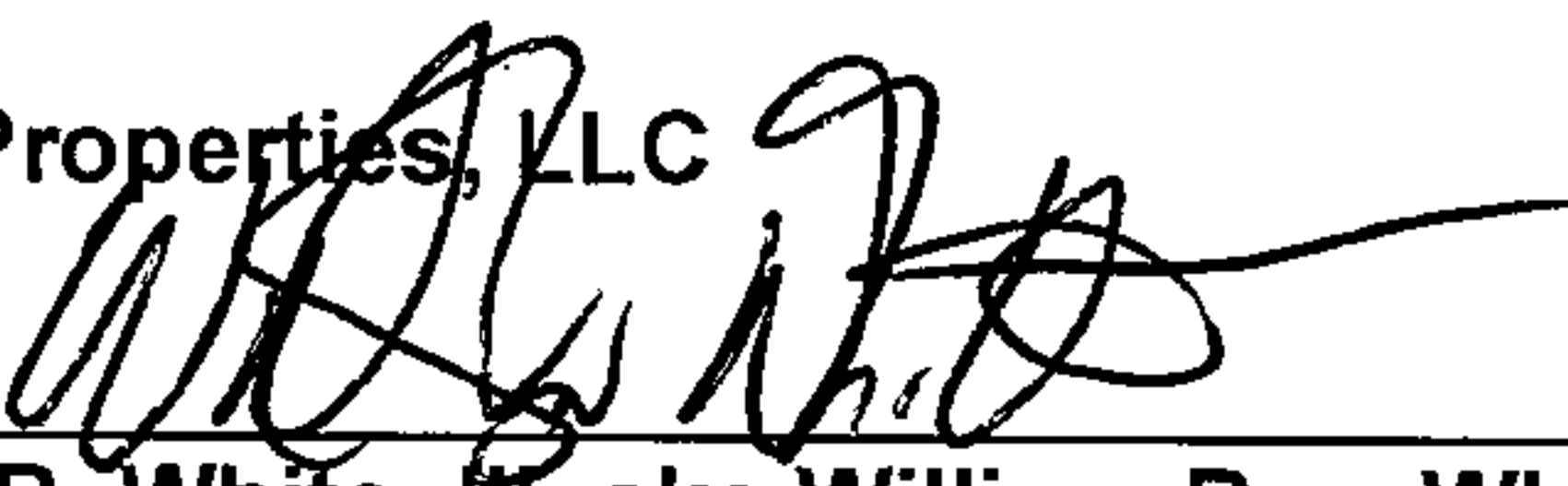
TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantors have set their seal by their authorized representatives, this 25th day of February, 2020.

Summer Properties, LLC  
BY:  (Seal)  
William B. White, III, aka William Bew White, III  
ITS: Manager

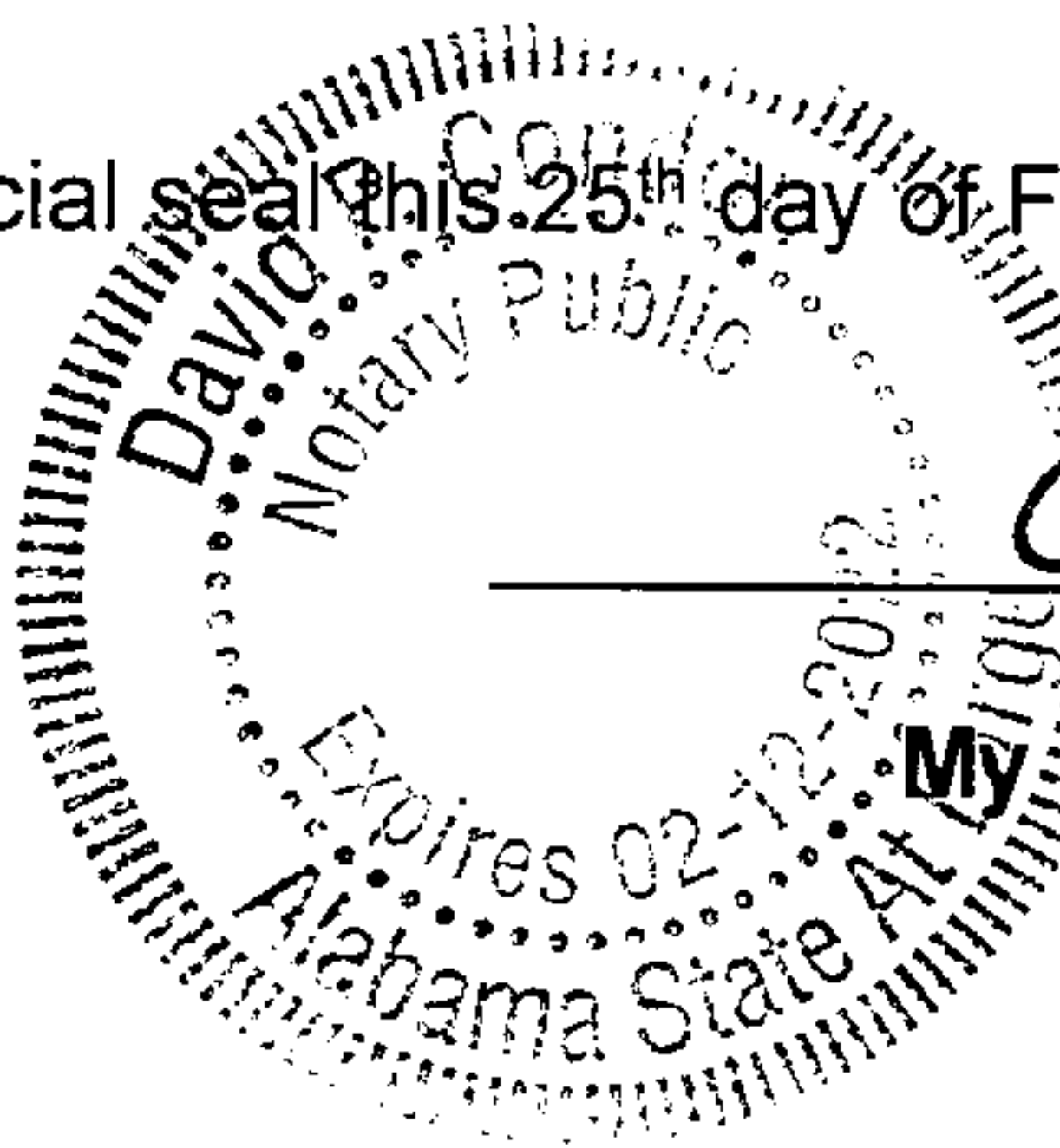
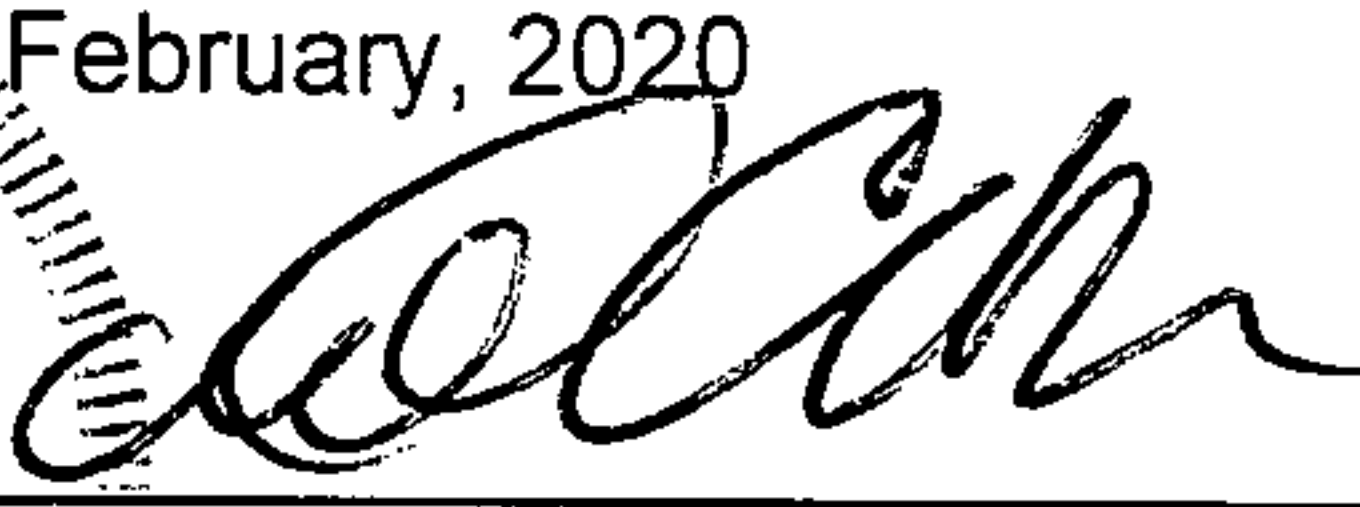
Fall Properties, LLC  
BY:  (Seal)  
William B. White, III, aka William Bew White, III  
ITS: Manager

Winter Properties, LLC  
BY:  (Seal)  
William B. White, III, aka William Bew White, III  
ITS: Manager

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that William B. White, III as Manager of Summer Properties, LLC, Fall Properties, LLC and Winter Properties, LLC whose name 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 and with full authority as such manager of each of the respective grantors, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2020

  
  
Notary Public: David P. Condon  
My commission expires: 02/12/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2020 03:26:13 PM  
\$265.00 CHARITY  
20200225000074440

