

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB1938

SEND TAX NOTICE TO:

127 Co Rd 54  
Montevallo AL 35115

[Space Above This Line for Recording Data]

20201109000512810  
11/09/2020 03:42:19 PM  
DEEDS 1/2

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Forty Thousand and 00/100 Dollars (\$40,000.00)** 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 where is acknowledged. I or we, **Kevin Smith, Administrator of the Estate of Gary Wayne Smith, also known as Gary W. Smith, deceased, by ORDER PERMITTING THE SALE from the Probate Judge of Shelby County dated October 23, 2020 in the Administrative Probate Estate Case No. PR2020-000548** whose mailing address is: 108 Moss Hill Ct. Auburn AL 36840 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BHM Growth Investors, LLC** an Alabama limited liability company whose mailing address is 127 Co Rd 54 Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama, having a property address of 65 Whaley Drive, Montevallo, AL 35115**

Lots 10, 11, 12, 13, 14, 15 and 16 in Block 7, according to the map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 5 day of November, 2020.

Estate of Gary Wayne Smith, Deceased  
Probate Court of Shelby County Case No.  
PR-2020-000548

BY [Signature]  
Kevin Smith, Administrator

STATE OF ALABAMA

Jefferson County ss:

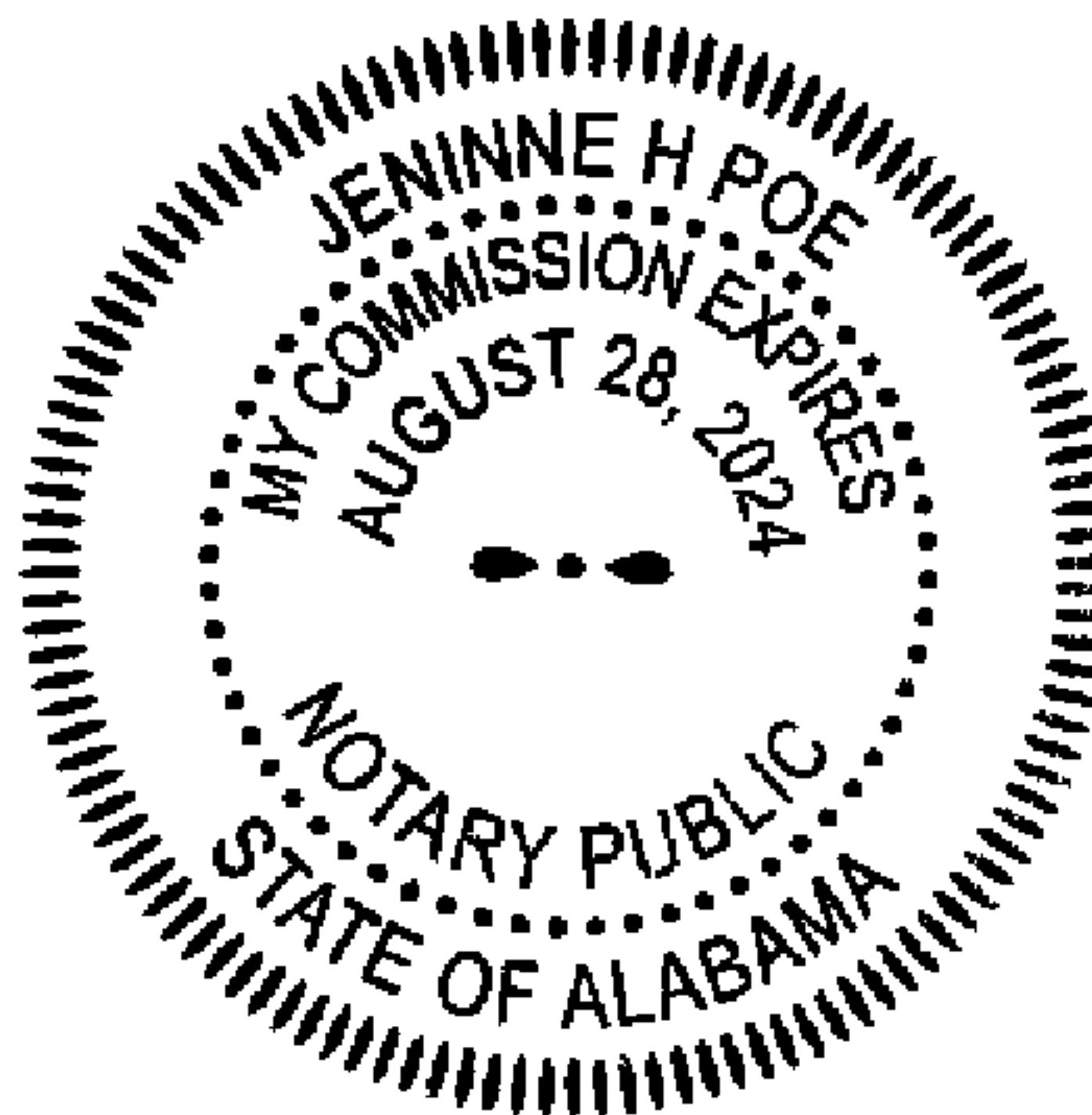
I, Jennine H Poe, a Notary Public in and for said county in said state, hereby certify that whose name **Kevin Smith, Administrator of the Estate of Gary Wayne Smith, also known as Gary W. Smith, deceased, by ORDER PERMITTING THE SALE from the Probate Judge of Shelby County dated October 23, 2020 in the Administrative Probate Estate Case No. PR2020-000548** 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 this conveyance, he, as Administrator and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 5th day of November, 2020

My Commission Expires:

[Signature]  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2020 03:42:19 PM  
\$66.00 CHARITY  
20201109000512810

Allen S. Bayl