

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: 233129

Send Tax Notice To: BHM Growth Investors, LLC

At 127 County Rd 54
Montevallo AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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 whereof is acknowledged, I or we, **Estate of Grace Elizabeth Hickman, Shelby County Case No. PR-2019-000765**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BHM Growth Investors, LLC**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 Grantee, his, her or their heirs and assigns forever.

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 13th day of November, 2020.

ESTATE OF GRACE ELIZABETH HICKMAN,
SHELBY COUNTY CASE NO. PR-2019-000765

By Andrew Hill
Personal Representative

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Andrew Hill as Personal Representative of The Estate of Grace Elizabeth Hickman, Shelby County Case No. PR-2019-000765, 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 13th day of November, 2020.

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

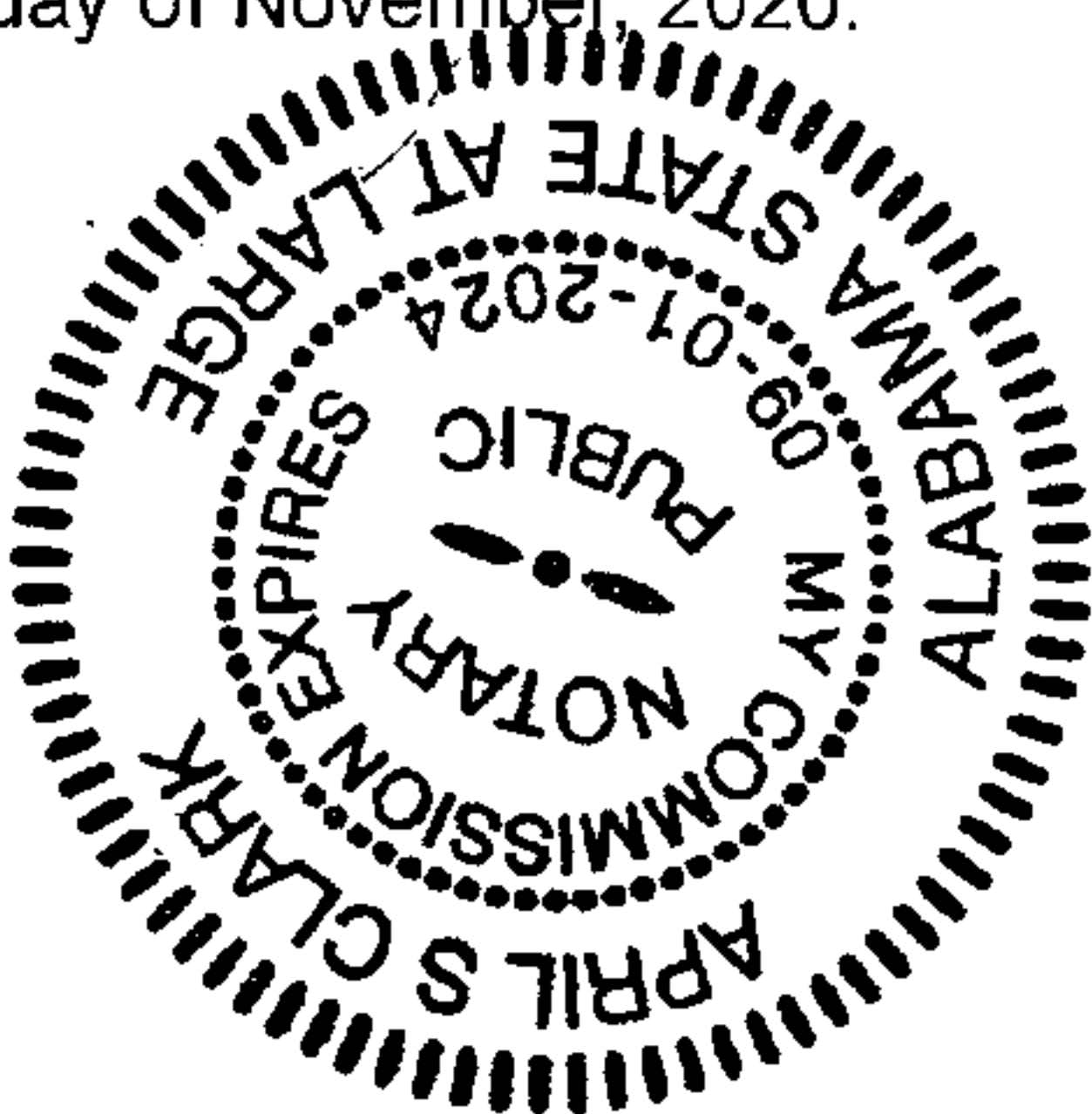


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

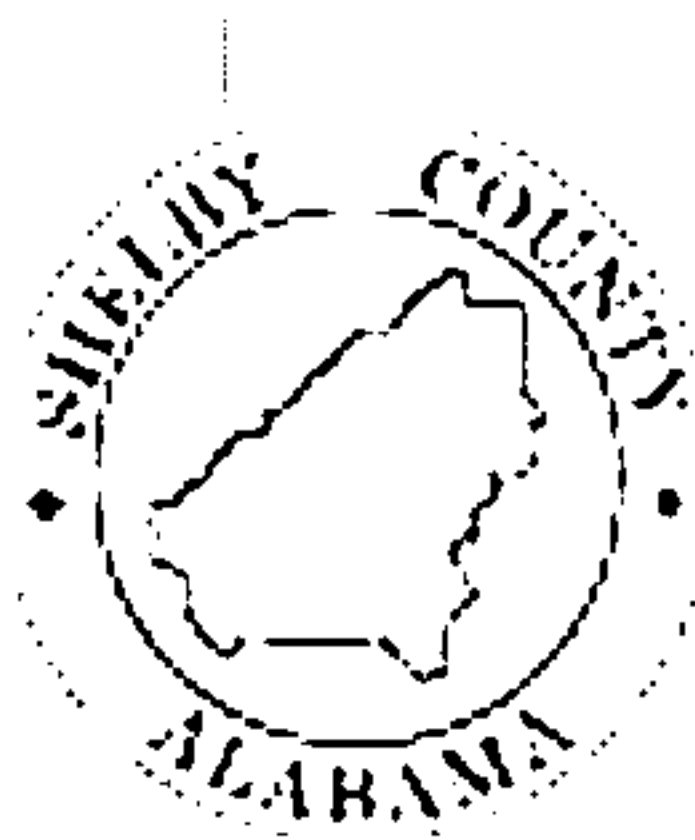
Commence at the SW corner of SW ¼ of SW ¼ of Section 23, Township 21 S, Range 3 W, thence run N 1°41'08"W and along the W line for a distance of 1048.57 feet, thence turn 91°30' to the right and run N 89°48'52"E for a distance of 446.43 feet to the point of beginning. Thence continue along same line for a distance of 276.57 feet, thence run N 1°41'08"W for a distance of 93.0 feet, thence run N5°44'38"W for a distance of 64.66 feet, thence run S 89°50'24"W for a distance of 271.99 feet, thence run S 1°41'08" E for a distance of 157.50 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II

Commence at the Southwest corner of the SW ¼ of the SW ¼ of Section 23, Township 21 South, Range 3 West, thence run North 1 deg. 41 min. 08 sec. West and along the west line for a distance of 1048.57 feet, thence turn 91 deg. 30 min. to the right and run North 89 deg. 48 min. 52 sec. East for a distance of 446.43 feet; thence run North 1 deg. 41 min. 08 sec. 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 deg. 54 min. 16 sec. East for a distance of 260.81 feet, thence run South 5 deg. 44 min. 38 sec. East for a distance of 157.50 feet, thence run South 89 deg. 50 min. 24 sec. 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 ¼ of the SW ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said ¼ ¼ a distance of 273.0 feet to a point; Thence turn an angle of 88 deg. 30 min. left and run Easterly a distance of 446.43 feet to a point, thence turn an angle of 91 deg. 30 min. 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 deg. 00 min. 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 deg. 55 min. 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 deg. 16 min. 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 deg. 37 min. 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
11/16/2020 01:00:52 PM
\$78.00 JESSICA
20201116000522770

Allen 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	Estate of Grace Elizabeth Hickman, Shelby County Case No. PR-2019-000765	Grantee's Name	BHM Growth Investors, LLC
Mailing Address	<u>162 GROVE HILL DR.</u> <u>ALABASTER, AL. 35007</u>	Mailing Address	<u>127 County Rd 54</u> <u>Montevallo AL 35115</u>
Property Address	<u>1570 Mission Hills Rd.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>November 13, 2020</u>
		Total Purchase Price	<u>\$50,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	<u>November 13, 2020</u>	Print	Estate of Grace Elizabeth Hickman, Shelby County Case No. <u>PR-2019-000765</u>
Unattested		Sign	<u><i>[Signature]</i></u> (Grantor/Grantee/Owner/Agent) circle one
	(verified by)		