

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
BHM Growth Investors, LLC
127 County Rd 54
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BHM Growth Investors, LLC** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **BHM Growth Investors, LLC and Eyery Medina** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" HERETO

SUBJECT TO:

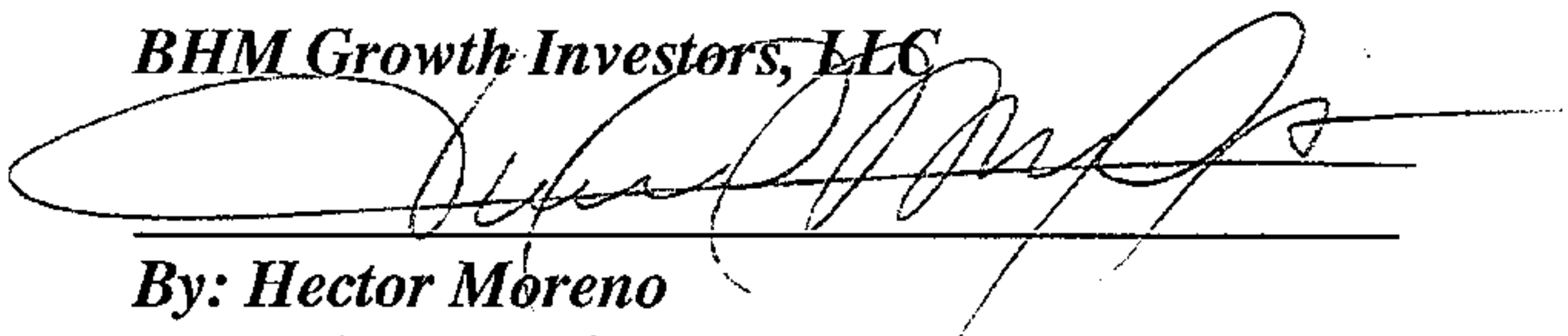
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of November, 2020.

BHM Growth Investors, LLC



By: **Hector Moreno**
Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hector Moreno as Managing Member of BHM Growth Investors, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, 2020.



Notary Public
My Commission Expires: 9/11/2024



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

Commence at the SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 21 S, Range 3 W, thence run N $1^{\circ}41'08''$ W and along the W line for a distance of 1048.57 feet, thence turn $91^{\circ}30'$ to the right and run N $89^{\circ}48'52''$ 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 $1^{\circ}41'08''$ W for a distance of 93.0 feet, thence run N $5^{\circ}44'38''$ W for a distance of 64.66 feet, thence run S $89^{\circ}50'24''$ W for a distance of 271.99 feet, thence run S $1^{\circ}41'08''$ 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ 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.

Real Estate Sales Validation Form

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

Grantor's Name BMT Growth Investors, LLC
 Mailing Address 127 County Rd 54
Montevallo, AL
35115

Grantee's Name BMT Growth Investors, LLC
 Mailing Address 127 County Rd 54
Montevallo, AL
35115

Property Address 1570 Mission Hills Rd
Alabaster, AL
35007

Date of Sale _____
 Total Purchase Price \$ 25,000
 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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 _____

Print _____

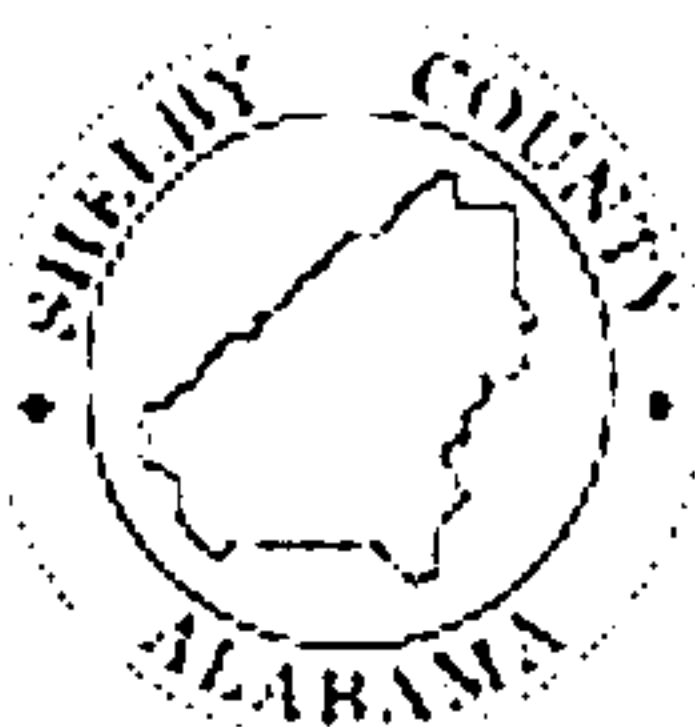
____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/24/2020 02:33:31 PM
 \$53.00 CHERRY
 20201124000540650

Allen S. Bayl