

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

BHM Growth Investors, LLC

[Space Above This Line for Recording Data]

WARRANTY DEED

20201222000588240
12/22/2020 01:20:49 PM
DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)** 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. **Bryan Heath Wester, as Personal Representative of the Administrative Estate of Connie Wester, deceased, Jefferson County Alabama, case No. 20BHM02071** whose address is 146 Fern Creek Cir Springville AL 35746 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BHM Growth Investors, LLC** whose mailing address is _____ (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 1760 Ashville Road, Montevallo, AL 35115 to wit:

Begin at the SW corner of SW 1/4 of SE 1/4, Section 16, Township 22, Range 3 West, run thence South 88 degrees 30 minutes East 465.4 feet along the South line of said forty to the point of beginning, and from said point of beginning run South 88 degrees 30 minutes West 87 feet along the south line of said forty to a post; thence North 3 degrees 30 minutes West 541.5 feet, more or less, to the South margin of the Silvia-Montevallo Road; thence along the South margin of said road south 46 degrees 45 minutes West 298 feet; thence South 26 degrees 30 minutes East 377.6 feet to the point of beginning.

Lying and being situated in 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.

Lavenia W. Grady, grantee in that certain deed recorded in Book 257, Page 582, in the Probate Office of Shelby County, Alabama is on and the same as Lavenia W. Brasher shown as grantee on that certain deed recorded in Book 311, Page 90, in the Probate Office of Shelby County, Alabama and is one and the same as Omie Lavenia Scurlock shown of those certain heirship affidavits being filed in the Shelby County Probate Office and on that certain death Certificate Alabama State File No. 101 2018-17800. Lavenia W. Grady being the last vested owner of the subject property described herein.

This sale is authorized pursuant to an Order of the Probate Court of Jefferson County, Alabama dated November 24, 2020 in case no. 20 BHM 02071

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 12 day of Dec, 2020.

Bryan Heath Wester Personal Rep
Bryan Heath Wester, as Personal Representative of the Administrative Estate of Connie Wester, deceased, Jefferson County, Alabama case No. 20BHM02071

STATE OF ALABAMA

JEFFERSON COUNTY

I, Tack N. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Bryan Heath Wester, as Personal Representative of the Administrative Estate of Connie Wester, deceased, Jefferson County, Alabama case No. 20BHM02071**

whose name 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 in his capacity as Personal Representative of the estate of Connie Wester and with full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 17th day of December, 2020

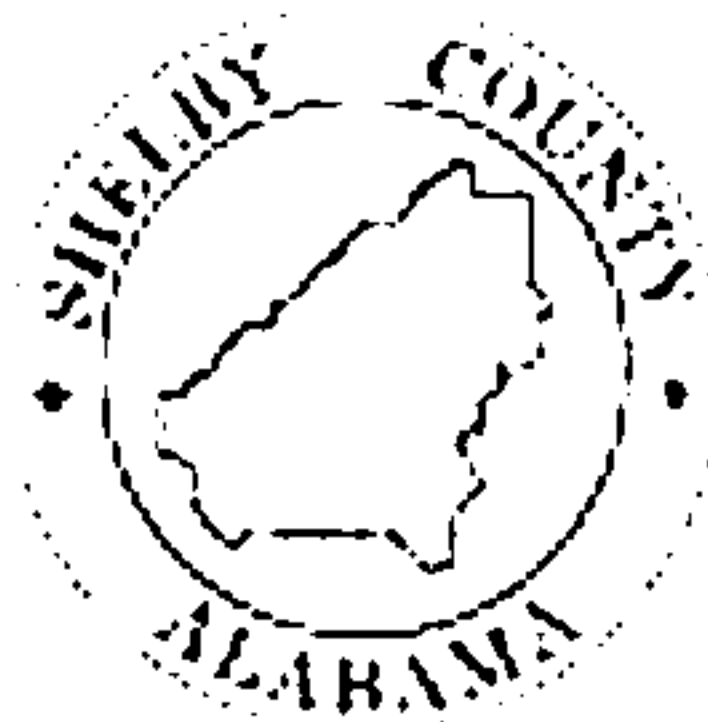
My Commission Expires:

10/31/2024

[Signature]
 Notary Public

(SEAL)

ATB 1837



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 12/22/2020 01:20:49 PM
 \$135.00 CHERRY
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Allen S. Bayl