This Instrument was Prepared by:

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

File No.: MV-20-26767

Send Tax Notice To: BHM Growth Investors, LLC

127 cord St monfordlo Ar 35115

2020

WARRANTY DEED

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighty Five Thousand Dollars and No Cents (\$85,000.00), 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, Bridge Ruell Shearer, a single man (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;

Lot 6 and West half of Lot 3, Block 4, of amended map of First Additional to Cedar Grove Estates recorded in Map Book 4, Page 22 in the Probate Office of Shelby County, Alabama.

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse.

\$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 A3/d day of

Bridge Ruell Shearer

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Bridge Ruell Shearer, 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 232 day of ______

Notáry Public, Staté of Alabama

Mike T. Atchison

My Commission Expires: September 01, 2024

Real Estate Sales Validation Form

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

Mailing Address			BHM Growth Investors, LLC
	14 2/ Di	Mailing Address	127 G Ral 54
	170 D/40 D/10 1/		montevalle, Se 35
			Frantau June SS
Property Address	205 12th Pl. NE		December 23, 2020
	Alabaster, AL 35007	Total Purchase Price	\$85,000.00
		or Actual Value	·
		or	
		Assessor's Market Value	
The nurchase price	or actual value claimed on this fo	erm can be varified in the followi	na daarmaantan oo dalaa aa kabaala
	of documentary evidence is not re		ng documentary evidence: (check
Bill of Sale)	Appraisal	
xx Sales Con		Other	
Closing St	atement		
If the conveyance of	document presented for recordation	on contains all of the required in	formation referenced above, the filin
of this form is not re	equired.		
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		Instructions	
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current mailing add	iress.	me or the person of persons co	nveying interest to property and thei
_	d mailing address - provide the na	ame of the person or persons to	whom interest to property is being
conveyed.			
Property address -	the physical address of the prope	who being conveyed if everiled a	
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Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 12/28/2020 11:05:02 AM **\$110.00 CHARITY**

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