

This Instrument Prepared By:
Jon R. Moody
Garry S. McAnnally, LLC
Attorneys at Law
6847 Halcyon Park Drive
Montgomery, AL 36117
File No. 21-1379

20210923000464330
09/23/2021 09:00:54 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty Thousand (\$220,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, **Tera L. Garrett McBride, fka Tera L. Garrett, a married woman** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **BSFR III Owner I LLC, a Delaware limited liability company** (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

This property does not constitute the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its successors and assigns FOREVER.

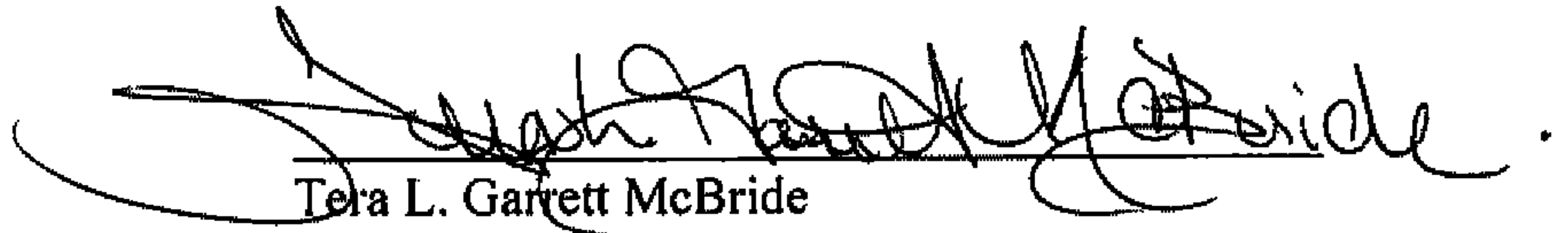
And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that she has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

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IN WITNESS WHEREOF I have hereunto set my hand and seal this 16th day of August, 2021.


Tera L. Garrett McBride

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tera L. Garrett McBride, 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2021.

[SEAL]


Notary Public
My Commission Expires: 9/15/21

Jon R. Moody
Notary Public
Alabama, State at Large
My Commission Expires 09/05/2021

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EXHIBIT 'A'
Legal Description

Lot 55, According to the Survey of Resurvey of Daventry, Sector 1, as Recorded in Map Book 26, page 98, in the Probate Office of Shelby County, Alabama.

Property address- 138 Daventry Drive, Calera , AL 35040. Parcel No. 28-3-05-1-002-026.000.

