

THIS INSTRUMENT PREPARED BY:  
Courtney A. Moseley, Esq.  
Estes Closings, LLC.  
2188 Parkway Lake Drive, Ste. 101  
Hoover, AL. 35244

SEND TAX NOTICE TO:  
Bham Growth Investors, LLC  
127 County Road 54  
Montevallo, AL 35115

PERSONAL REPRESENTATIVE'S WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS:

That the grantor as Personal Representative of the Estate of Sandra Miree Hardin, deceased, Shelby County, Alabama Probate Case No. PR-2002-000828, and by virtue of the power and authority given in and by the terms of the Last Will and Testament of the abovementioned estate as said Personal Representative for and in consideration of the sum of **Fifty-Five Thousand and 00/100 DOLLARS (\$55,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I

Tracy Hardin Rushing as Personal Representative of the Estate of Sandra Miree Hardin, Shelby County, Alabama Probate Case No. PR-2020-00828 (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Bham Growth Investors, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Please see Exhibit A

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

ZERO (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

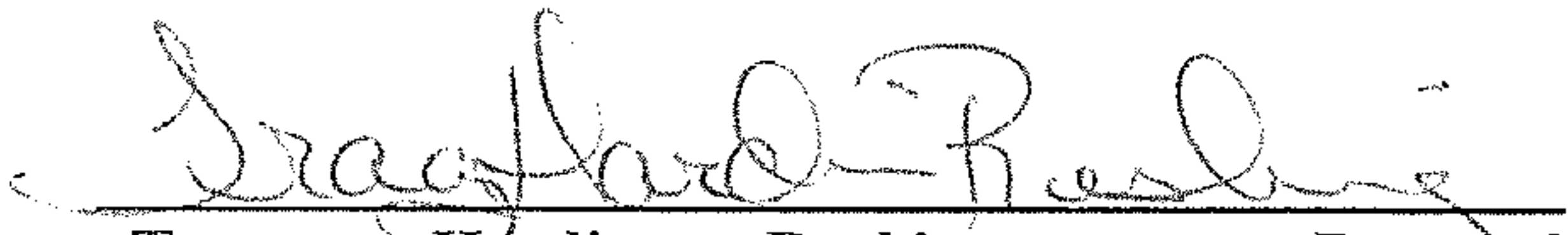
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

And I warrant, in my official capacity as Personal Representative of the Estate of Maggie Lee Hopkins, Deceased, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of the estate, and that I have authority under the Power of Sale or Court's Order of the said decedent to make such conveyance.

And the undersigned executed this Personal Representative's Deed solely in my capacity as Personal Representative and nothing herein shall be construed to impose liability on me in my individual capacity.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the 30th day of September, 2021.

  
Tracy Hardin Rushing as Personal Representative of the Estate of Sandra Miree Hardin, Shelby County, Alabama Probate Case No. PR-2020-00828

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Hardin Rushing, whose name as Personal Representative of the Estate of Sandra Miree Hardin, Deceased, 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 in her capacity as Personal Representative and with full authority, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 30th day of September, 2021.



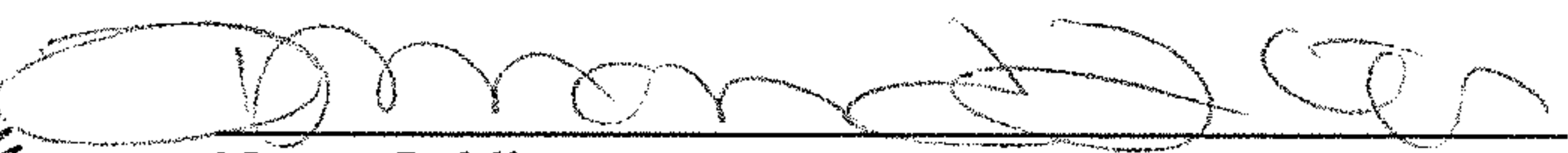
  
Notary Public  
My Commission Expires: 07/11/23

EXHIBIT A

LEGAL DESCRIPTION

Part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama. Commence at the SW corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 22 South, Range 3 West; thence run North along the West line of the said  $\frac{1}{4}$  for 668.0 feet; thence turn an angle to the right of the 92 deg. 25 min. 10 sec. and run East for 664.73 feet; thence turn an angle to the left of 92 deg. 20 min. 11 sec. and run North for 370.33 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.56 feet to a point on the South right of way of Shelby County Road No. 12; thence turn an angle to the left of 117 deg. 04 min. 59 sec. and run Southwest along the South right of way for 54.53 feet to the point of commencement of a curve to the right having a central angle of 01 deg. 39 min. 21 sec. and a radius of 12,937.45 feet; thence run along the arc of said curve along the South right of way for 373.89 feet; thence turn an angle from the tangent if extended to said curve to the left of 90 deg. and run South 11.74 feet; thence turn an angle to the left of 83 deg. 06 min. 55 sec. and run Northeast for 90.95 feet; thence turn an angle to the right of 63 deg. 10 min. 34 sec. and run Southeast for 230.69 feet; thence turn an angle to the left of 78 deg. 15 min. 34 sec. and run Northeast for 154.23 feet to the point of beginning; 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

Tracy Hardin Rushing as  
Personal Representative of the  
Estate of Sandra Miree Hardin,  
Probate Case No. PR-2020-00828

Grantor's Name

Mailing Address 4460 Hwy 49  
Columbian, AL 35051

Property Address 4320 Spring Creek Road  
Montevallo, AL 35115

Grantee's Name Bham Growth Investors, LLC

Mailing Address 127 County Road 54  
Montevallo, AL 35115

Date of Sale September 30, 2021

Total Purchase Price \$55,000.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 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 September 30, 2021

Unattested  
(verified by)

Print Tracy Hardin Rushing as Personal  
Representative of the Estate of Sandra Miree  
Hardin, Shelby County, Alabama Probate Case  
No. PR-2020-00828

Sign Tracy Hardin Rushing  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2021 01:29:13 PM  
\$83.00 BRITTANI  
20211001000480210

Alvin S. Boyd