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10/13/2021 03:47:51 PM
DEEDS 1/4

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Becky and Roger Willis	Grantee's Name	Birmingham Growth Investors, LLC
Mailing Address	229 Hwy 201 Montevallo, AL 35115	Mailing Address:	127 County Road 54 Montevallo, AL 35115
Property Address:	867 HWY 89 Montevallo, AL 35115	Date of Sale:	October 12, 2021
	Parcel No. 35-3-07-000-1034-001	Purchase Price:	\$275,000.00/ Sales Contract

This Instrument Prepared by:
Jack P. Russell, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Ste. 400
Birmingham, Alabama 35203
205.502.0108

Send Tax Notice to:
BHM GROWTH INVESTORS, LLC
127 County Road 54
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BECKY WILLIS AND ROGER WILLIS, AS HUSBAND AND WIFE** (collectively, the "Grantor"), for and in consideration of Two Hundred and Seventy-Five Thousand and NO/100 Dollars (\$275,000.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **BHM GROWTH INVESTORS, LLC**, an Alabama limited liability company ("Grantee"), does, subject to the Permitted Exceptions set forth in Exhibit A attached hereto, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

A parcel of land in the NW 1/4 - SE 1/4, Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: From the SE corner of said 1/4-1/4 section run North 01 deg. 22 min. 57 sec. East 203.7 feet to the point of beginning of subject lot, from said point continue said course 1084.07 feet to a point on the South R.O.W. line of Co. Rd 89; thence run along said R.O.W. line North 88 deg. 13 min. 06 sec. West 690.09 feet to a fence; thence run along said fence South 09 deg. 36 min. 36 sec. East 138.34 feet; thence run South 01 deg. 37 min. 08 sec. East 951.05 feet; thence run South 88 deg. 18 min. 20 sec. East 613.73 feet, back to the point of beginning.

Also,

A lot or parcel of land being more particularly described as follows: Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 7, Township 24 North, Range 13 East, and run thence South 88 deg. 16 min. 24 sec. East a distance of 693.59 feet, more or less, to the point of beginning, from said point continue South 88 deg. 16 min. 24 sec. East a distance of 613.73 feet, more or less, to a point; from said point run thence North 01 deg. 22 min. 57 sec. East a distance of 203.7 feet to a point; from said point run thence North 88 deg. 18 min. 20 sec. West a distance of 613.73 feet to a point; from said point run thence South 01 deg. 37 min. 08 sec. East a distance of 203.7 feet, more or less, to the point of beginning.

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein.

The purchase price of the Property was paid, in part, from the proceeds of a mortgage loan to the Grantee, which was closed simultaneously with the delivery of the deed, in the amount of One Hundred and Fifty Thousand and No/100 Dollars (150,000.00).

Grantor represents and warrants that the Property does not constitute the homestead of Grantor or any other person.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 12th day of October, 2021.

Becky Willis
Becky Willis

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Becky Willis, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, with full authority, executed the same voluntarily.

Given under my hand and official seal on this the 12 day of October, 2021.

{SEAL}

Jack Pershing Russell
Notary Public, Alabama State At Large
My Commission Expires June 22, 2024

Jack Pershing Russell
NOTARY PUBLIC
My Commission Expires: 6/22/24
Roger Willis
Roger Willis

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Roger Willis, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, with full authority, executed the same voluntarily.

Given under my hand and official seal on this the 12 day of October, 2021.

{SEAL}

Jack Pershing Russell
Notary Public, Alabama State At Large
My Commission Expires June 22, 2024

Jack Pershing Russell
NOTARY PUBLIC
My Commission Expires: 6/22/24

Exhibit A
Permitted Exceptions

1. Taxes for the tax year 2022 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances by third parties, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the land.
4. Right of way granted to Alabama Power Company as set forth in Real Book 105, page 919 in the Judge of Probate of Shelby County, Alabama.
5. Right of parties in possession under any unrecorded leases.
6. The Property shall not be deemed to include any house trailer, manufactured home, mobile home or mobile dwelling on the Property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2021 03:47:51 PM
\$156.00 JOANN
20211013000499180

Allen S. Bayl