

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
BHM Growth Investors, LLC  
127 County Road 54  
Montevallo, AL 35115

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Vera Sue Hatcher, a single woman, whose mailing address is:**

**7237 Joiner Town Rd, Columbiana, AL 35051**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**BHM Growth Investors, LLC, whose mailing address is:**

**127 County Road 54, Montevallo, AL 35115**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 161 Hwy 216, Montevallo, AL 35115** to-wit:

A portion of the NE $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, described as follows: Begin at the southeast corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East and run north 30 deg. 40 min. West for 257.00 feet; then turn an angle of 30 deg. 00 min. to the left and run northwesterly for 52.00; thence turn an angle of 14 deg. 00 min. to the left and run westerly for 205.00 feet to an existing iron marking the point of beginning; then continue along the last described course for 85.00 feet to an existing iron (said iron being accepted by the Varden family as marking the Southeast corner of their land as described in Deed Book 176, Page 207 in Probate Office of Shelby County, Alabama); thence turn an angle of 86 deg. 10 min. 30 sec. to the right and run northwesterly along the east side of the said Varden land as described in said deed for 63.00 feet; then turn an angle of 65 deg. 32 min. 30 sec. to the right and run northeasterly along the east side of the said Varden land as described in said deed for 109.00 feet to an existing iron, said corner being the southernmost corner of the Wallace Tract, as described in Deed Book 221 Page 857 in said Probate Office; then turn an angle of 121 deg. 43 min. to the right and run southerly for 115 feet back to the point of beginning. Situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Vera Sue Hatcher is the surviving grantee of deed recorded in Real Volume 323, Page 358. The other grantee, Cleveland Hatcher, Jr., having died on or about the 9th day of September, 2021.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 10th day of December, 2021.

*Vera Sue Hatcher*

Vera Sue Hatcher

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Vera Sue Hatcher, 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 2021.

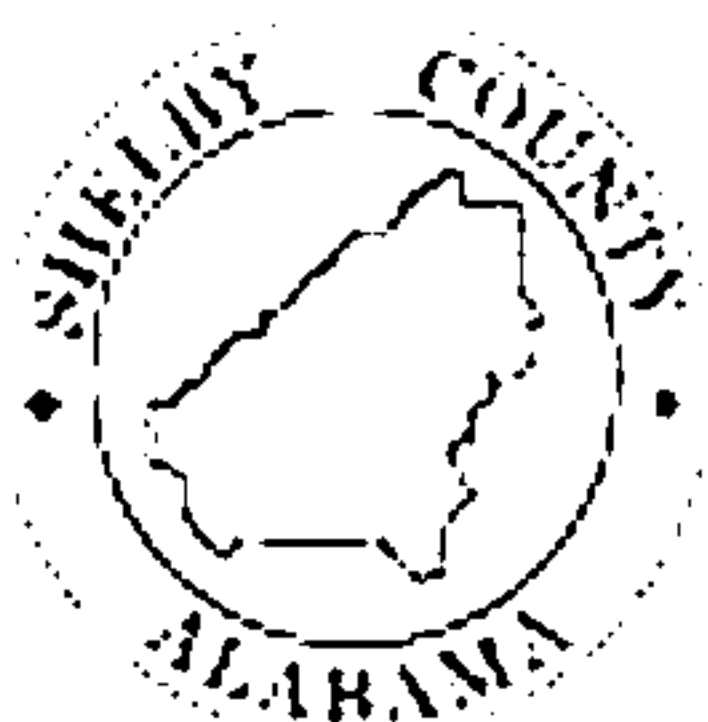
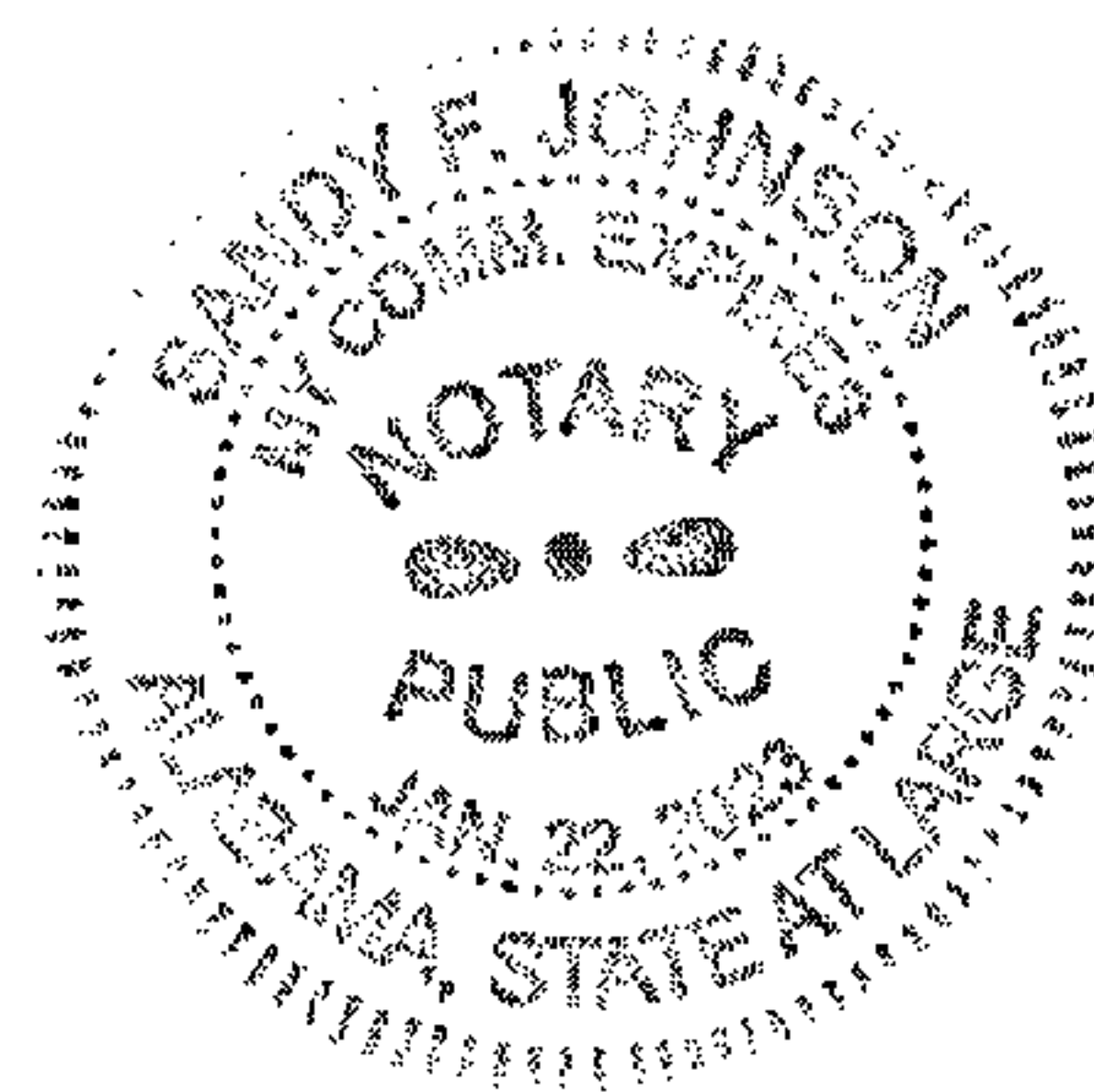
*Sandy F. Johnson*

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/14/2021 01:26:33 PM

\$100.00 BRITTANI

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*Allie S. Bayl*