

20220105000006070
01/05/2022 03:35:55 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Andres Celedonio Hermosillo Gomez
4210 Plantation Circle
Helena, AL 35080

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BHMO Property Holdings LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Andres Celedonio Hermosillo Gomez** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **123 Mimosa Drive Helena, AL 35080**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **5th day of January, 2022.**

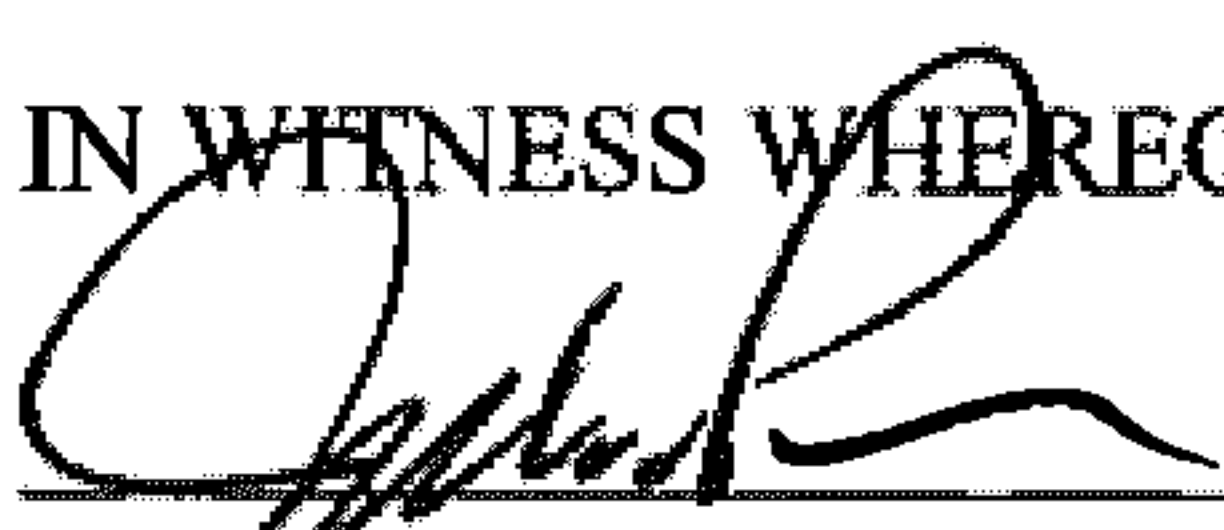
BHMO Property Holdings LLC


By: Mackenzie Brown
Its Managing Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mackenzie Brown whose name as Managing Member of **BHMO Property Holdings LLC**, 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 Instrument, he/she as such Managing Member and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **5th day of January, 2022.**


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

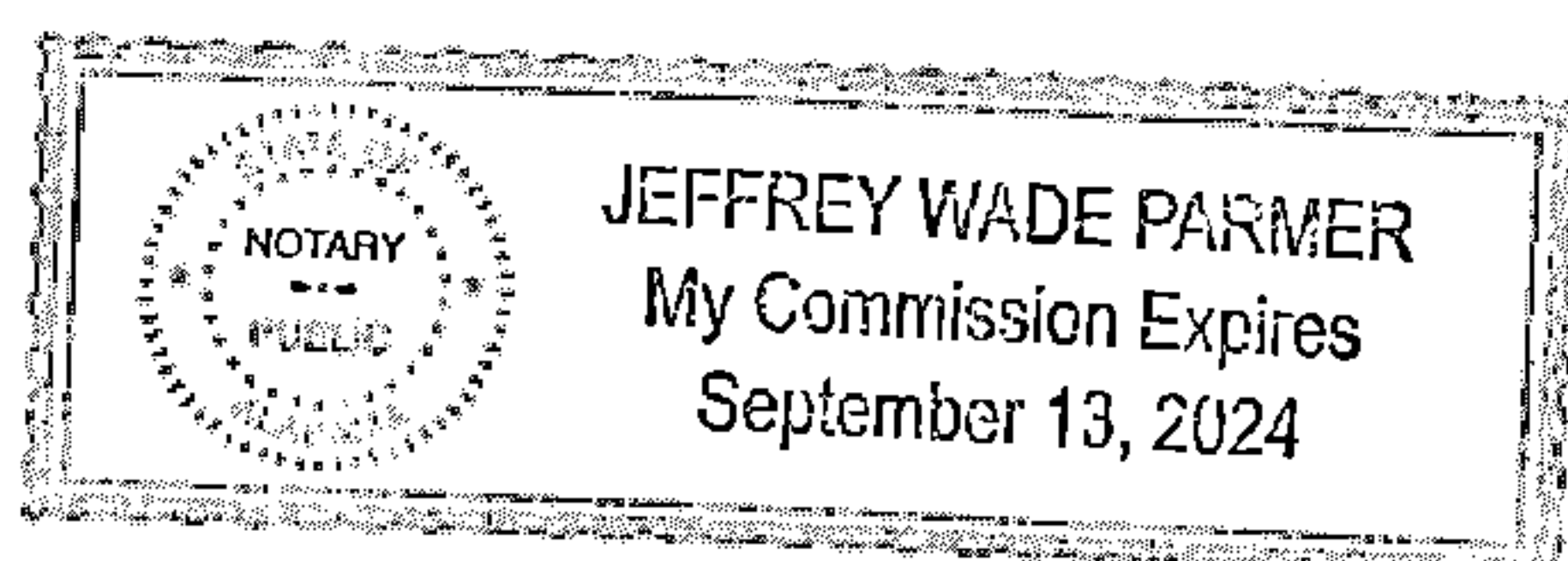


Exhibit A

Legal Description

PART OF THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, BEING MORE AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF SAID SOUTH 1/2 OF SE 1/4 OF NE 1/4, LOOKING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID S 1/2 OF SAID SE 1/4 OF NE 1/4, TURN AN ANGLE TO THE RIGHT OF 52 DEGREES 38' 09" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A MEASURED DISTANCE OF 227.78 FEET TO AN EXISTING IRON REBAR BEING ON THE NORTH LINE (5.3 FEET NORTH OF THE EDGE OF THE PAVEMENT) OF MIMOSA DRIVE; THENCE TURN AN ANGLE TO THE LEFT OF 121 DEGREES 04' 28" AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID MIMOSA DRIVE FOR A DISTANCE OF 74.18 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE IN A NORTHERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 92 DEGREES 41' 39" AND A RADIUS OF 52.14 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 84.35 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A LINE TANGENT TO THE END OF SAID CURVE AND ALONG A LINE 5.5 FEET NORTHWEST OF THE EDGE OF THE PAVEMENT FOR MIMOSA DRIVE FOR A DISTANCE OF 123.92 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 7 DEGREES 05' 41" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 16.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING A 1 INCH CAPPED IRON PIPE; BEING SITUTATED 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*

Grantor's Name BHMO Property Holdings LLC
 Mailing Address 1021 Ashworth Drive
Chelsea, AL 35043

Grantee's Name Andres Celedonio Hermosillo Gomez
 Mailing Address 4210 Plantation Circle
Helena, AL 35080

Property Address 123 Mimosa Drive
Helena, AL 35080

Date of Sale January 5, 2022
 Total Purchase Price \$50,000.00

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
☐ Sales Contract

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2022 03:35:55 PM
 \$81.00 JOANN
 2022010500006070

☒ Closing Statement

Alli S. Byrd

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 1-5-2021 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1