



20220321000114730 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
03/21/2022 11:24:45 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: BM Properties, LLC
548 No. Grande View Trail
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$ 500.00), the receipt of sufficiency of which are hereby acknowledged, that **Blake Riley Helms, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **BM Properties, L.L.C.**, hereinafter known as the GRANTEE;

A part of the southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 3 West; Thence South 88 degrees 33 minutes 27 seconds West a distance of 613.29 feet (612.92 deed); Thence continue along the last described course a distance of 217.95 feet to the easterly right of way of Alabama State Highway # 119; Thence North 20 degrees 30 minutes 00 seconds West a distance of 344.23 feet; Thence North 88 degrees 32 minutes 08 seconds East and leaving said right of way a distance of 935.87 feet (1,014.6 deed); Thence South 02 degrees 48 minutes 31 seconds East a distance of 325.82 feet (327.4 deed) to the Point of Beginning; being situated in Shelby County, Alabama.

LESS & EXCEPT: *Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the Point of Beginning; from this beginning point, proceed North 00 degrees 05 minutes 52 seconds West along East boundary of said 1/4-1/4 section a distance of 325.91 feet; Thence proceed North 88 degrees 43 minutes 21 seconds West for a distance of 771.34 feet; Thence proceed South 31 degrees 50 minutes 48 seconds East for a distance of 388.76 feet to a point on the South boundary of said 1/4-1/4 section; Thence proceed South 88 degrees 41 minutes 55 seconds East along the South boundary of said 1/4-1/4 section for a distance of 566.72 feet to the Point of Beginning.*

Being situated in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

Shelby County, AL 03/21/2022
State of Alabama
Deed Tax: \$29.00

20220321000114730 2/4 \$60.00
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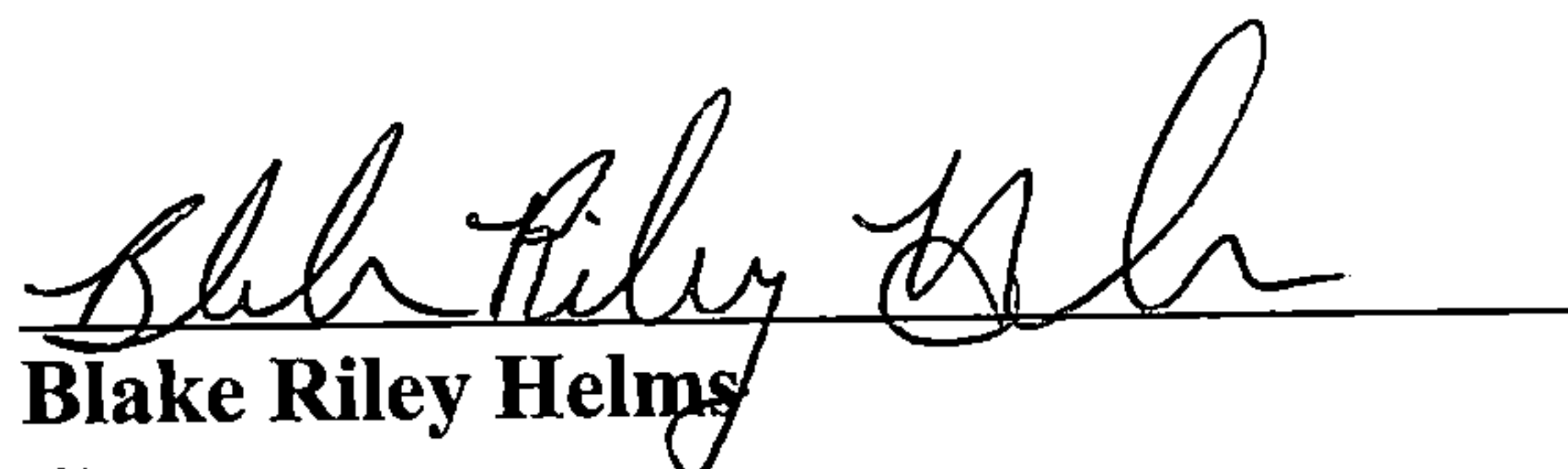
Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was provided by the Grantor herein. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
11th Day of March, 2022.


Blake Riley Helms
Grantor

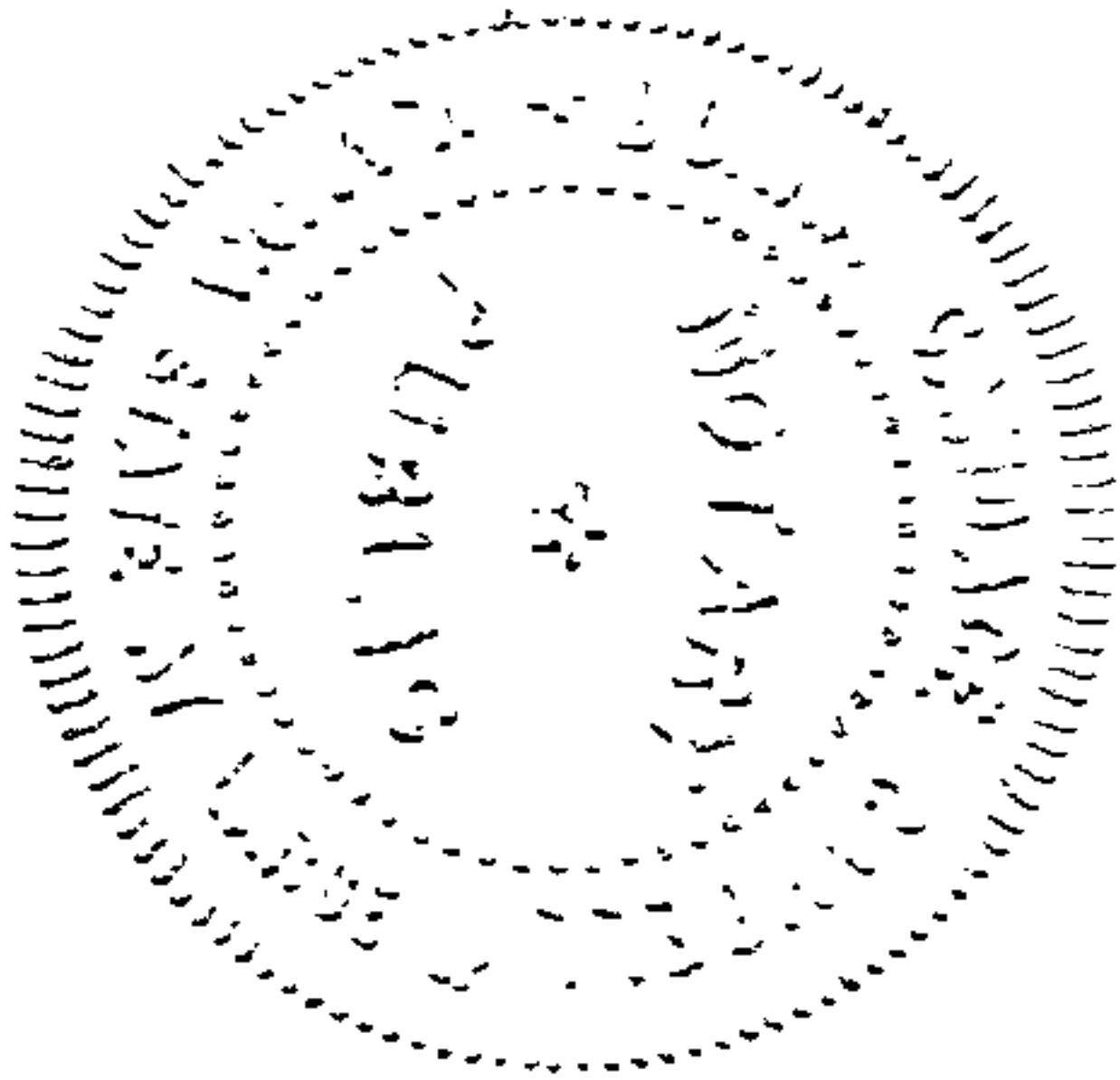
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Blake Riley Helms*, who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.



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Given under my hand and official seal of office on this the 11th Day of March, 2022.



NOTARY PUBLIC

My Commission Expires: ~~28 February, 2022~~

MY COMMISSION EXPIRES OCTOBER 15, 2025

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BLAKE RILEY HELMS
Mailing Address N/A

Grantee's Name BM Properties LLC
Mailing Address _____

Property Address Acme

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 57,780.00

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
☐ Closing Statement

☒ Appraisal 1/2 28890.00
☐ Other _____

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 3/21/22

Print MICHAEL FERGUSON

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1