

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Ariana Gelsinger
161 Highway 216
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That. for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BHM Growth Investors, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ariana Gelsinger** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A portion of the NE1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, described as follows:
Begin at the southeast corner of the NE1/4 of the NE1/4 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 existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, 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 hereinabove 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 and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5th day of May, 2022.

X 
BHM Growth Investors, LLC

By: Bianca Moreno

Its: Manager

STATE OF ALABAMA
Shelby COUNTY


}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bianca Moreno whose name as Manager of **BHM Growth Investors, LLC**, a(n) Alabama Limited Liability Company, 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 the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

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


Notary Public

My Commission Expires: 

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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

Grantor's Name BHM Growth Investors, LLC
Mailing Address 127 County Road 54
Montevallo, AL 35115

Grantee's Name Ariana Gelsinger
Mailing Address 161 Highway 216
Montevallo, AL 35115

Property Address 161 Highway 216
Montevallo, AL 35115

Date of Sale May 5, 2022
Total Purchase Price \$180,000.00

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
 X Sales Contract
 Closing Statement
 Appraisal
 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 May 5, 2022

Print: Justin Smitherman

Sign _____
(Grantor/Grantee/ Owner/Agent) Circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2022 01:15:22 PM
\$31.50 CHERRY
20220505000184990

Justin S. Smitherman

Form RT-1