

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

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-3266**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 (\$222,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Mirrain Esquivel Estrada, an unmarried man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1709 Burning Tree Drive, Pelham, AL 35124

by **BHM Growth Investors, LLC (herein referred to as "Grantee")**, whose mailing address is

127 County Road 54, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **69 Camelia Ln, Maylene, AL 35114**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

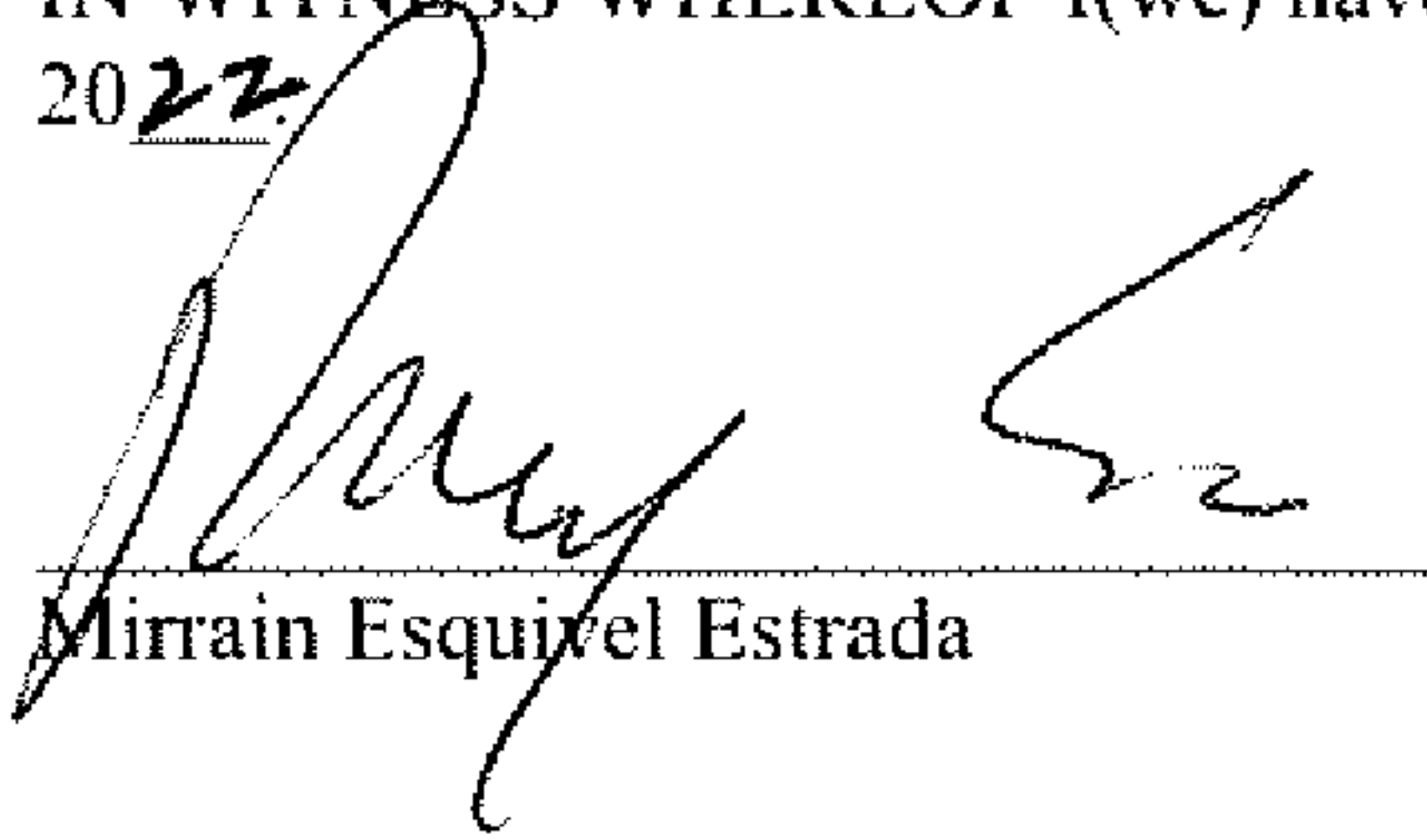
MINING AND MINERAL RIGHTS EXCEPTED.

\$166,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

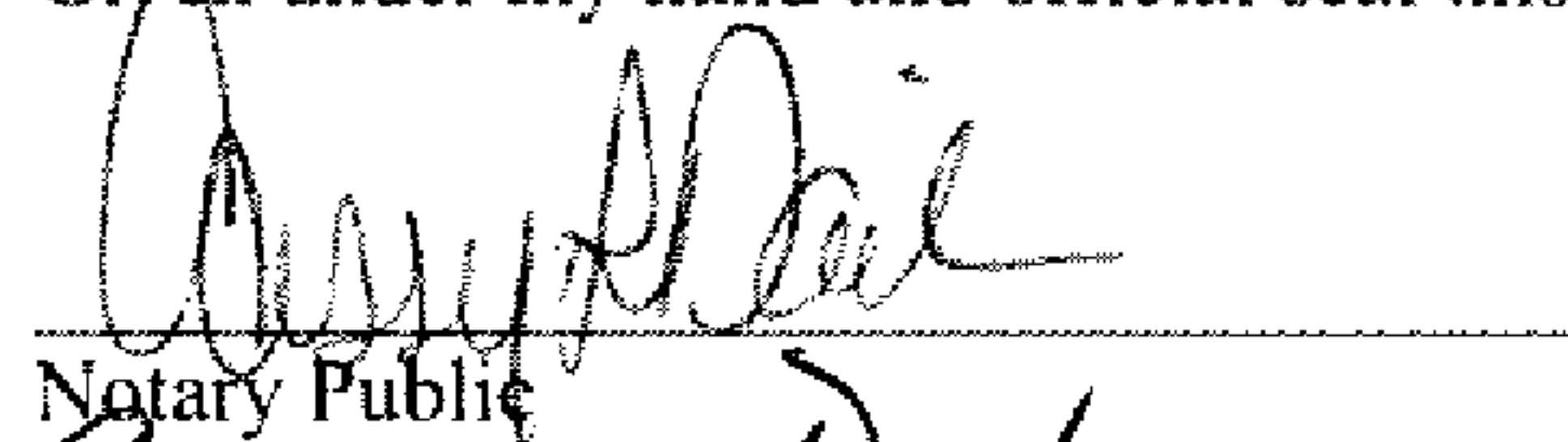
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of September, 2022.


Mirrain Esquivel Estrada

State of Alabama
County of Shelby

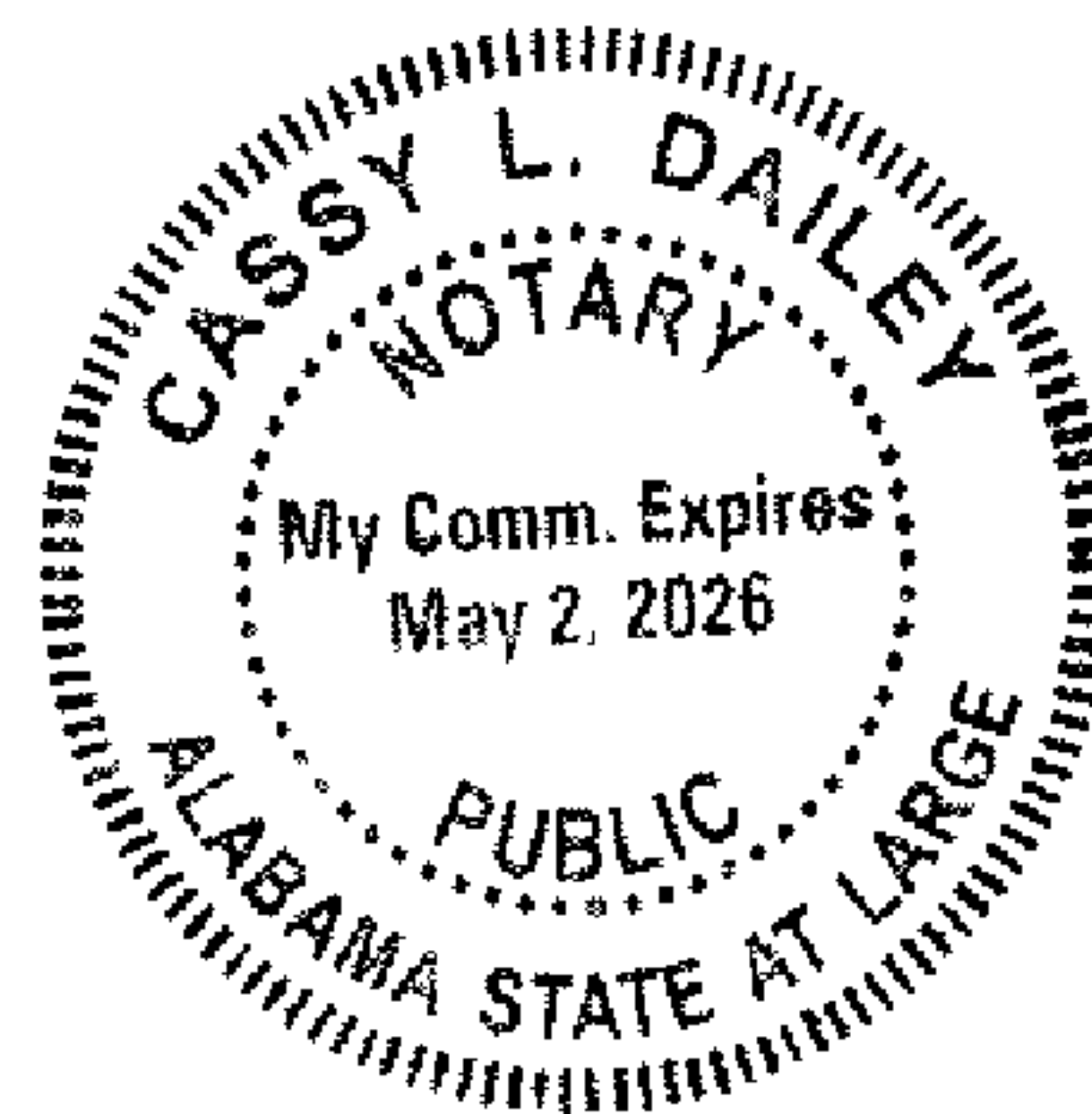
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mirrain Esquivel Estrada**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of September, 2022.


Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026



20220919000361680 09/19/2022 02:33:15 PM DEEDS 3/3
EXHIBIT A

Property 1:

From the NE corner of the NW 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, run South along a fence line 630 feet to an iron found; thence run West along the fence line 150 feet to the point of beginning; thence continue West along said fence line 100 feet; thence run North 12°46" East 150 feet; thence run East 100 feet; thence run South 12°45' West 150 feet to point of beginning. Being a part of the NW 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West; being situated in Shelby County, Alabama.

Nonexclusive Easement for Ingress and Egress:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West; thence run South 0°00'00" East for 378.94 feet; thence run South 0°00'00" East for 250.00 feet to the Point of Beginning; thence run North 87°49'02" West for 150.00 feet; thence run North 12°45'00" East for 15 feet; thence run North 90°00'00" East for 150.00 feet; thence run South to the Point of Beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 02:33:15 PM
\$83.50 JOANN
20220919000361680

Allen S. Bayl