

20221027000403380
10/27/2022 08:15:26 AM
DEEDS 1/3

Send Tax Notice to:
BHM Growth Investors

127 Co. Rd 54
Montevallo, AL 35115

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-2612i

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) 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

Cindy Scurlock and Douglas Scurlock, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

515 14th Street, Calera, AL 35040

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

127 Co. 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 **2588 Scurlock Road, Helena, AL 35080,** 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.

The prior deed out of Willis Scurlock and Catherine Scurlock to Douglas Scurlock and Cindy Scurlock recorded in Inst #202207080000270260 was missing the marital status of the grantors. To clear title here is the correct information Willis Scurlock, a Single person and Catherine Scurlock, a Single person. This property was not the homestead of either party, nor that of their spouse if any.

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.

EXHIBIT A

Property 1:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 349.10' to a point, thence turn an angle of 67 degrees 51 minutes 21 seconds left and run 863.76' to a point, thence turn an angle of 90 degrees 00 minutes left and run 30.62' to a point, thence turn an angle of 103 degrees 04 minutes right and run 385.76' to a point, thence turn an angle of 22 degrees 16 minutes right and run 127.02' to a point, thence turn an angle of 66 degrees 39 minutes right and run 365.54 to a point in the centerline of a graveled road, thence turn an angle of 90 degrees 00 minutes left and run 30.0' to the point of beginning of the property being described, thence continue along last described course a distance of 230.0' to a point, thence turn an angle of 100 degrees 47 minutes right and run 213.78' to a point, thence turn an angle of 79 degrees 13 minutes right and run 190.0' to a point, thence turn an angle of 90 degrees 00 minutes right and turn 210.0' to the point of beginning.

MORE PARTICULARY DESCRIBED IN THE SURVEYOR'S DESCRIPTION BASED ON THE PLAT OF PICKLE FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 27 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA PARTS OF THE DESCRIPTION IN INSTRUMENT # 2006081100030140 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE LOCATION OF THE FENCE OF THE DANNY C GRIFFIN PARCEL (TAX D #1318284001004.001) THAT ABUTS THE SUBJECT PROPERTY. IRONS FOUND.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA.

COMMENCE AT A FOUND IRON (CAPPED C AC) AT THE COMMON CORNER OF LOTS 1, 2 AND 4 ACCORDING TO THE MAP OF PICKLE FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 27 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 88 DEGREES 7 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR 205.08 FEET TO A FOUND IRON (2" PIPE) AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED THENCE RUN NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE EASTERLY BOUNOARY OF SAID LOT 1 FOR 60.87 FEET TO A FOUND CAPPED IRON ON THE SOUTHWEST RIGHT OF WAY LINE OF SCURLOCK ROAD: THENCE RUN SOUTH 54 DEGREES 16 MINUTES 34 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 46.53 FEET, THENCE RUN SOUTH 50 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 164.14 FEET TO A SET IRON (CAPPED # 18664) THENCE RUN SOUTH 34 DEGREES 01 MINUTES 02 SECONDS WEST FOR 214.08 FEET TO A SET IRON (CAPPED # 10664) THENCE RUN NORTH 47 DEGREES 10 MINUTES 31 SECONDS WEST FOR 109.39 FEET TO A SET IRON (CAPPED # 18664) THENCE RUN NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST FOR 183.31 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26th day of October, 2022.

Cindy Scurlock
Cindy Scurlock

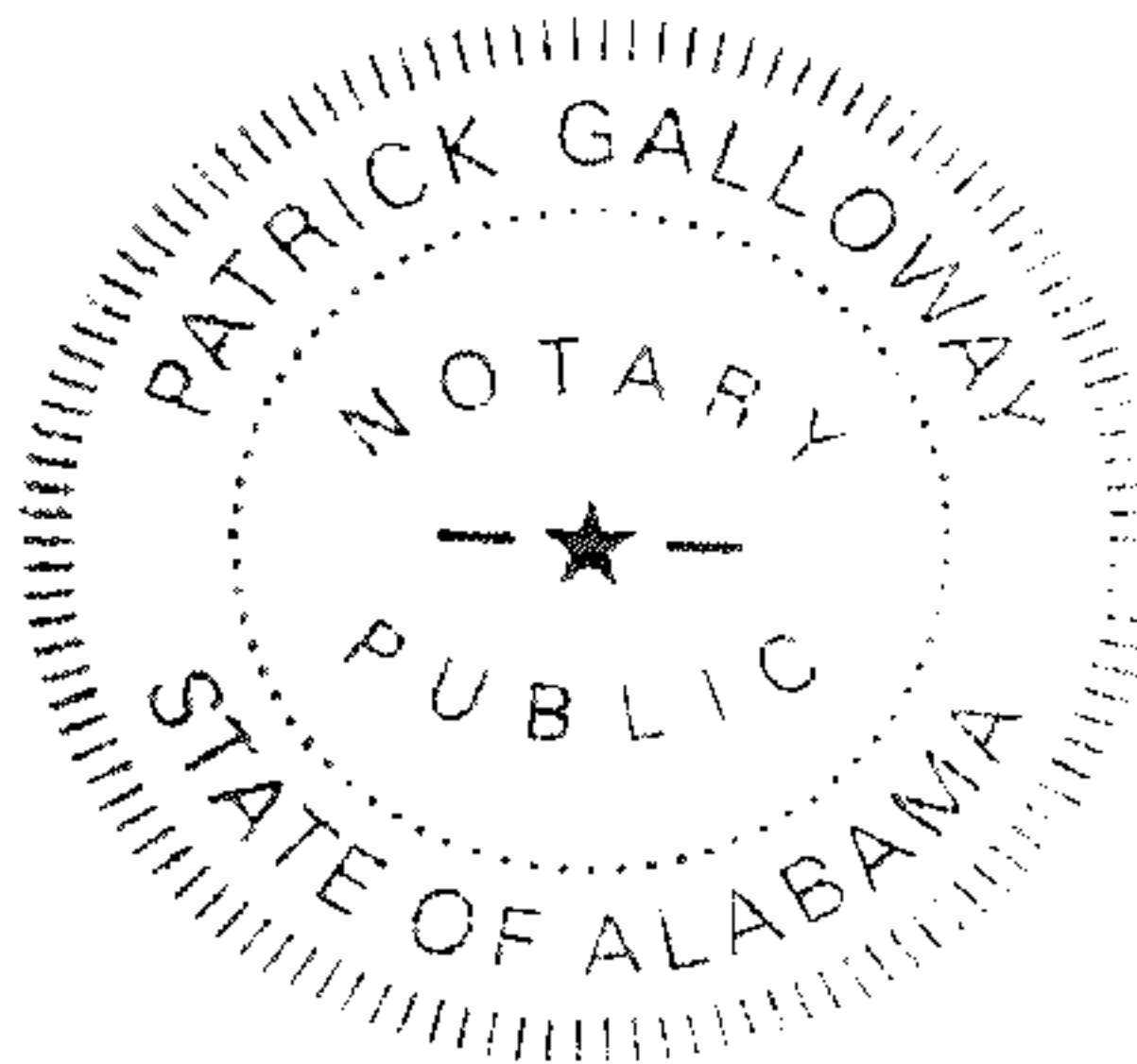
Douglas Scurlock
Douglas Scurlock

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cindy Scurlock and Douglas Scurlock**, 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 26th day of October, 2022.

Patrick Galloway
Notary Public
Patrick Galloway
Printed Name
My Commission Expires: 10-4-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2022 08:15:26 AM
\$78.00 JOANN
20221027000403380

Allen S. Bayl