

Send Tax Notice to:  
BHMO Property Holdings LLC, an  
Alabama Limited Liability Company  
1021 Ashworth Drive  
Chelsea, AL 3043

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

File: **PEL-23-6122**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **EIGHTY THOUSAND AND 00/100 (\$80,000.00) 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

**Deana Banks, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1898 Chandalar Court, Pelham, AL 35124

by **BHMO Property Holdings LLC, an Alabama Limited Liability Company (herein referred to as "Grantee")**, whose mailing address is

1021 Ashworth Drive, Chelsea, AL 35043

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 **1898 Chandalar Court, Pelham, AL 35124**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of January, 2023.

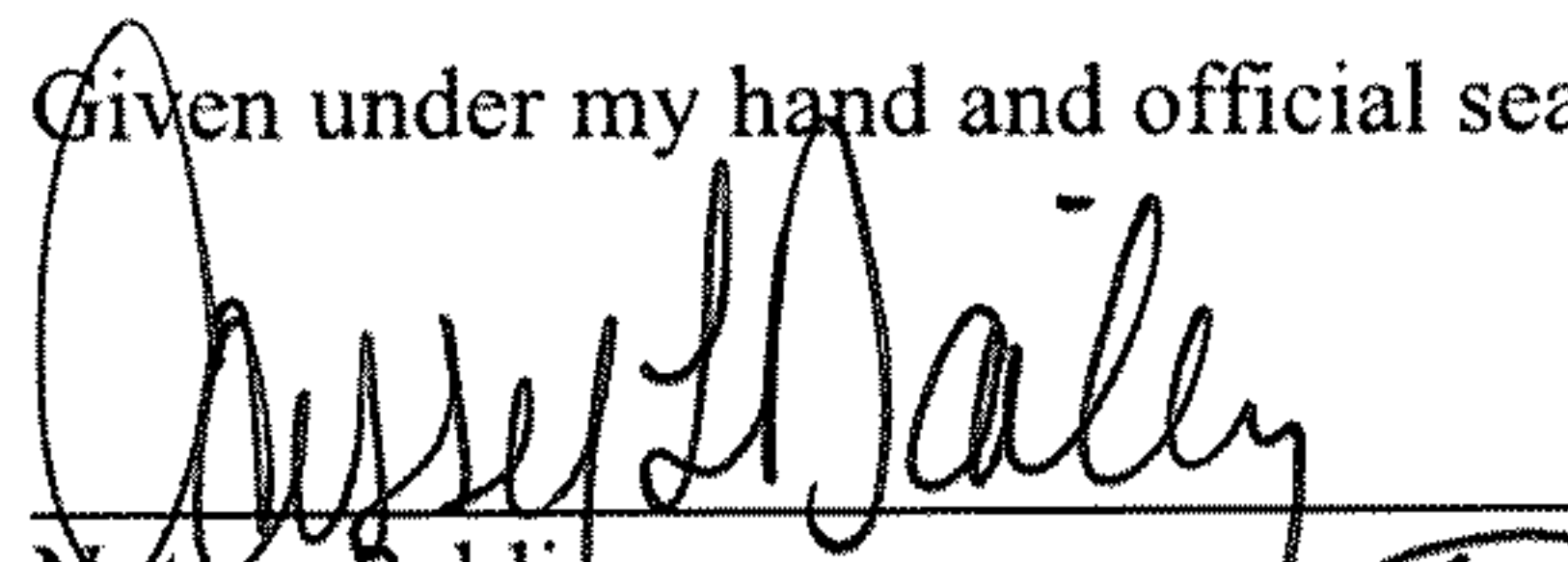


Deana Banks

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Deana Banks whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2023.



Notary Public

My Commission Expires:

05/02/2026



**EXHIBIT A****Property 1:**

Unit "A" Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7 Page 168, in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section, a distance of 980.76 feet; thence 90 degrees left in a Westerly direction a distance of 194.64 feet; thence 90 degrees left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of units A, B, C and D of said building 9; thence 85 degrees 51 Minutes right in a Southwesterly direction along the outer face of said wood fence extending across the front of unit D, C, and B a distance of 67.17 feet to the point of beginning and the centerline of a wood fence common to unit A and B; thence 90 degrees right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building all common to units A and B, a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 degrees left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 degrees left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said unit A; thence 90 degrees right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 degrees left in a Southeasterly direction along the outer face of a wood fence, said unit A, and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of units A, B, C, and D; thence 90 degrees left in a Northeasterly direction along the outer face of said wood fence extending across the front of said unit "A", a distance of 25.97 feet 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**  
**02/01/2023 10:12:15 AM**  
**\$108.00 BRITTANI**  
**20230201000026320**

*Alli S. Bayl*