

20230220000044660
02/20/2023 10:19:46 AM
DEEDS 1/2

SEND TAX NOTICE TO:
BHM Growth Investors, LLC

127 CO RD 54
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Isela Cruz, an unmarried woman**, whose address is 131 Ridgely Road, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **BHM Growth Investors, LLC**, whose address is 127 CO RD 54, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **BHM Growth Investors, LLC**, an Alabama Limited Liability Company, the following described real estate situated in Shelby County, Alabama, **the address of which is 1292 Highway 304, Calera, AL 35040 to-wit:**

Lot 1, according to the Survey of Brantley Family Subdivision as recorded in Map Book 36, Page 42, in the Probate Office of Shelby County, Alabama.

Isela Cruz is the surviving grantee of that certain deed recorded in Instrument # 20190723000261140 in the Probate Office of Shelby County, Alabama; the other grantee, Guillermo Martinez Rodriguez, having died on or about the 12th day of December, 2019.

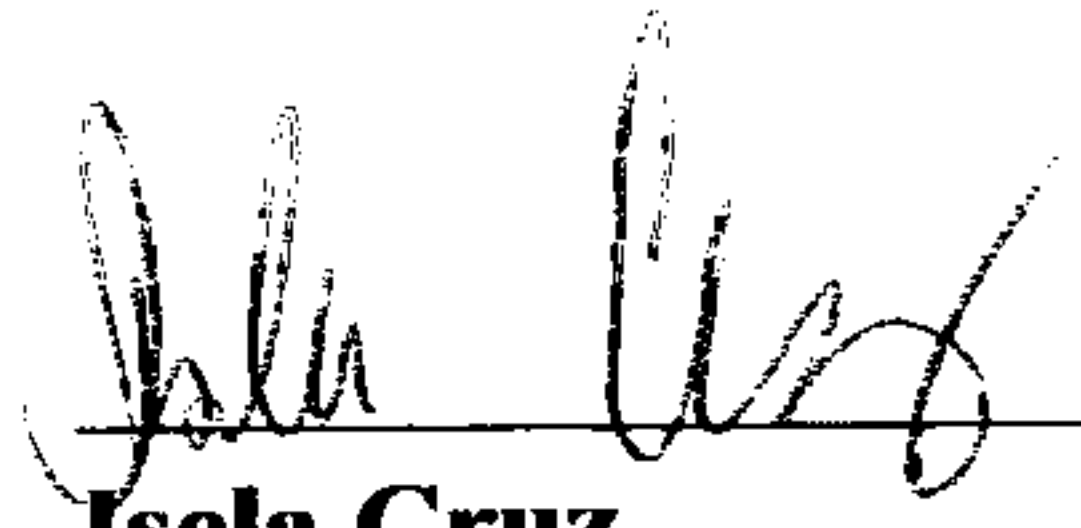
The subject property to this deed of conveyance contains a manufactured home, which to the Grantor's knowledge, is affixed to the real property, and is taxed and assessed as realty.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

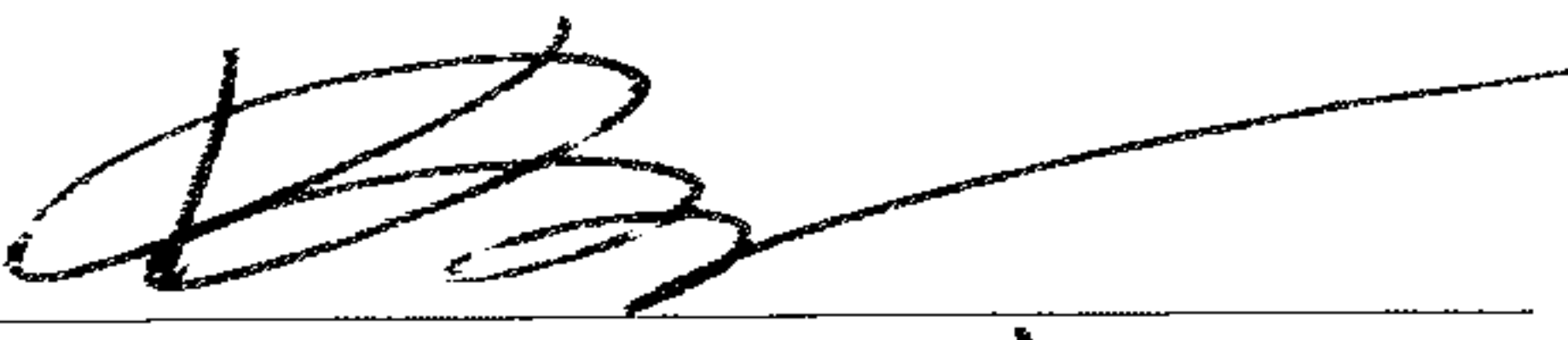
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of February, 2023.

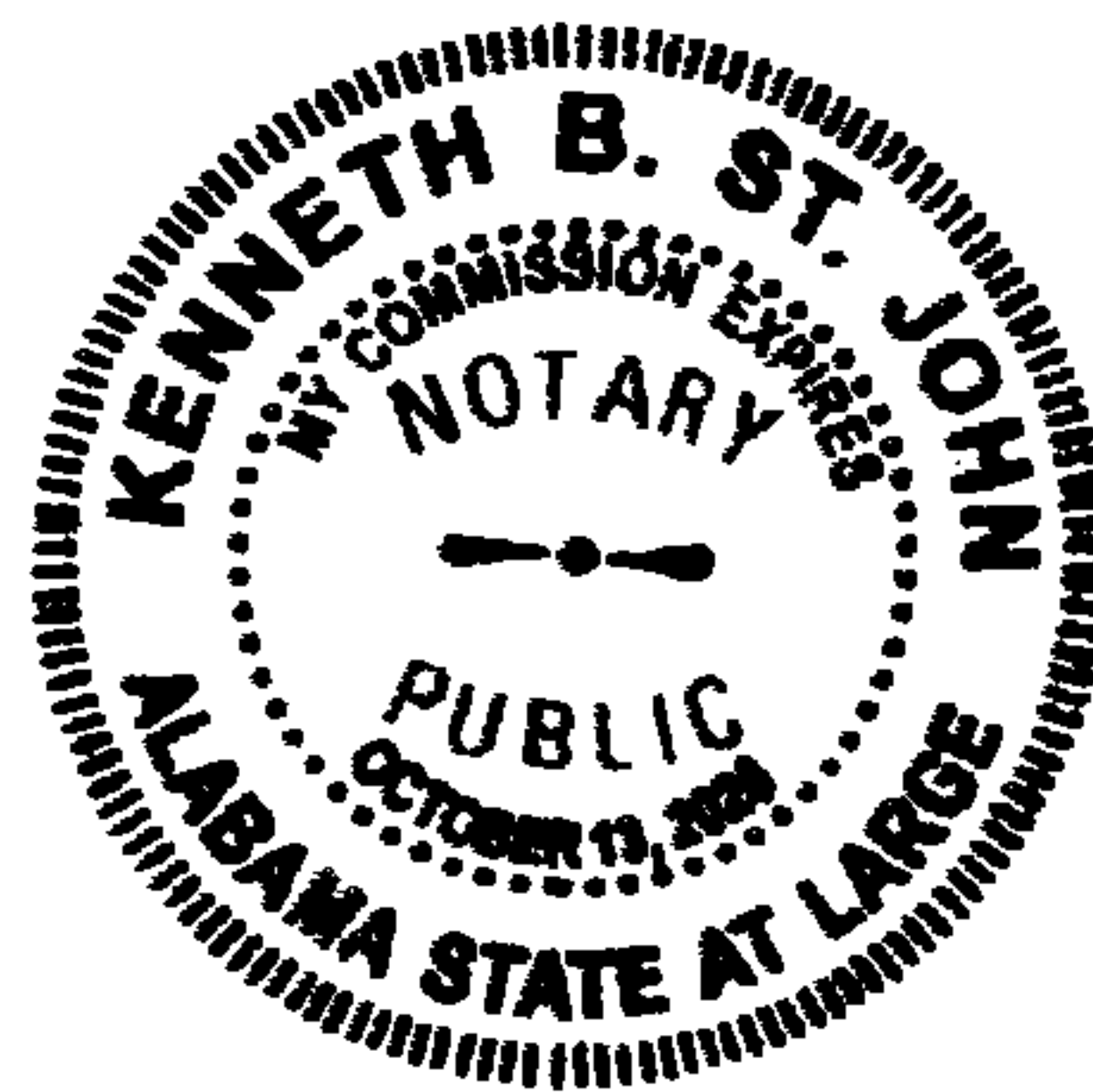

Isela Cruz

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Isela Cruz whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2023.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2023 10:19:46 AM
\$110.00 BRITTANI
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