20230509000137220 05/09/2023 03:23:21 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to: BHM Growth Investors LLC 127 County Road 54 Montevallo, AL 35115

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$107,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Horace Taylor, a married man (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, BHM Growth Investors LLC, an Alabama Limited Liability Company (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:

Begin at the SW corner of NW 1/4 of SE 1/4, Section 9, Township 24 North, Range 12 East, and run thence Northerly along the West boundary of said quarter-quarter section to its intersection with the South right of way of Shelby County Highway #8; run thence Easterly along the South boundary of said right of way to its intersection with the West boundary of Shelby County Highway #73; thence run Southerly along the West boundary of said Shelby County Highway #73 to its intersection with the South boundary of said quarter-quarter section; thence Westerly along the South boundary of said quarter-quarter section to 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 heirs, successors, executors and administrators, 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 heirs, executors and administrators 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.

The herein described real property is not the homestead of GRANTOR or of his spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9th day of May, 2023.

Horace Taylor

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Horace Taylor**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of May, 2023.

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large My Commission Expires July 13, 2025

## Real Estate Sales Validation Form

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

File#: E-5170 Grantor's Name	Horace Taylo	or		Grantee's Name	BHM Growth Inve	
	11088 Highw Montevallo,	vay 73		Mailing Address	127 County Road : Montevallo, AL 35	
Property Address	6.7 acres Montevallo,	<u>AL 35115</u>		Date of Sale Total Purchase Price	May 9, 2023 \$107,500.00	
	No Physia	cal addiess)		Or Actual Value	\$	<u> </u>
				Or Assessor's Market Valu	ue <u>\$</u>	
The purchase	rice or actu ecordation	al value claimed of documentary e	on this form ca vidence is not a	n be verified in the required)	following docur	nentary evidence:
	ntract Statement		Appraisa Other:		•	
If the conveyare the filing of the	nce docume is form is no	nt presented for rot required.	ecordation con	tains all of the requ	ired information	referenced above,
			Instruct		_	
Grantor's name and their curre			de the name of	the person or perso	ons conveying in	terest to property
Grantee's nambeing conveye		ıg address - provi	ide the name of	the person or person	ons to whom inte	rest to property is
		sical address of the erty was conveyed		ng conveyed, if av	ailable. Date of S	sale - the date on
Total purchase conveyed by t	e price - the he instrume	total amount paid nt offered for rec	d for the purcha ord.	ase of the property,	both real and pe	rsonal, being
conveyed by t	the instrume	erty is not being sont offered for reconcurrent market v	ord. This may l	lue of the property be evidenced by an	, both real and pear appraisal conduction	ersonal, being cted by a licensed
current use va	eluation, of the erty for property	he property as de erty tax purposes	termined by the	the current estimate local official characters and the taxpayer will	ged with the resp	ponsibility of
accurate. I fur	rther underst	knowledge and b tand that any false of Alabama 197	e statements cla	formation contained aimed on this form.	d in this docume may result in the	nt is true and imposition of the
Date May 9, 2	2023			Print: Justin Sm	itherman	
Unatte	ested	()	<u> </u>	SignGrantor/Gra	antee/ Owner/Agent	circle one
		(verified by)	T721T			
			Co. Officia	and Recorded al Public Records of Probate, Shelby County Ala	abama, County	Form RT-

Shelby County, AL

**\$48.00 BRITTANI** 

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