

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

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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.

X Horace Taylor
Horace Taylor

STATE OF ALABAMA
Shelby COUNTY

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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.

Christopher Owens
Notary Public

My Commission Expires: 7/13/25

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

Allen S. Beryl