

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr. LLC
 416 Yorkshire Drive
 Birmingham, AL 35209
 FILE NO. ATB3865

127 County Rd 54
 Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED**STATE OF ALABAMA****COUNTY OF SHELBY****KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Thirty Five Thousand and 00/100 Dollars (\$35,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Mary Kathleen Jackson, a single person** whose mailing address is:

1936 16th Street Auburn AL 36849 (herein

referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BHM Growth Investors, LLC** whose mailing address 127 County Rd 54, Montevallo AL 35115

(herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 3285 Hwy 25, Montevallo, AL 35115

Property lying in Section 9, Township 24 North, Range 12, East, in Shelby County, Alabama being more particularly described as follows:

Begin at a ½" rebar at the intersection of the North line of Section 9, Township 24 North, Range 12 East and the Northwest right-of-way line of Alabama Highway No. 25, said point lying on a curve to the left having a central angle of 07°19'56" and a radius of 1995.62'; thence along the chord of said curve S 44°29'44" W a chord distance of 255.20' to the end of said curve; thence along the right-of-way line of said Alabama Highway No. 25 S 40°49'46" W a distance of 127.42' to a ½" rebar; thence N 52°41'53" W a distance of 210.0' to a ½" rebar; thence S 42°29'04" W a distance of 210.00' to an old iron pipe; thence N 52°24'17" W a distance of 265.48 feet to an old iron pin at or near the East right-of-way line of Southern Railroad; thence N 36°10'24" E along or near said railroad right-of-way a distance of 144.62' to an old pipe on the North line of said Section 9; thence N 87°45'00" E a distance of 696.58' back to the point of beginning. This being the same land as those described in Deed Book 155, Page 73 as recorded in the Probate Office of Shelby County, Alabama.

Less and Except:

Commence at the NE Corner of the NE¼ of the NW¼ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama; thence S 87°17'22" W, a distance of 529.48'; to the Point of Beginning; thence continue long the last described course, a distance of 302.28' to a point on the Southeasterly R.O.W. line of Southern Railroad; thence S 35°15'50" W and along said R.O.W. line, a distance of 216.83'; thence N 14°49'50" E, a distance of 130.44' to the Point of Beginning.

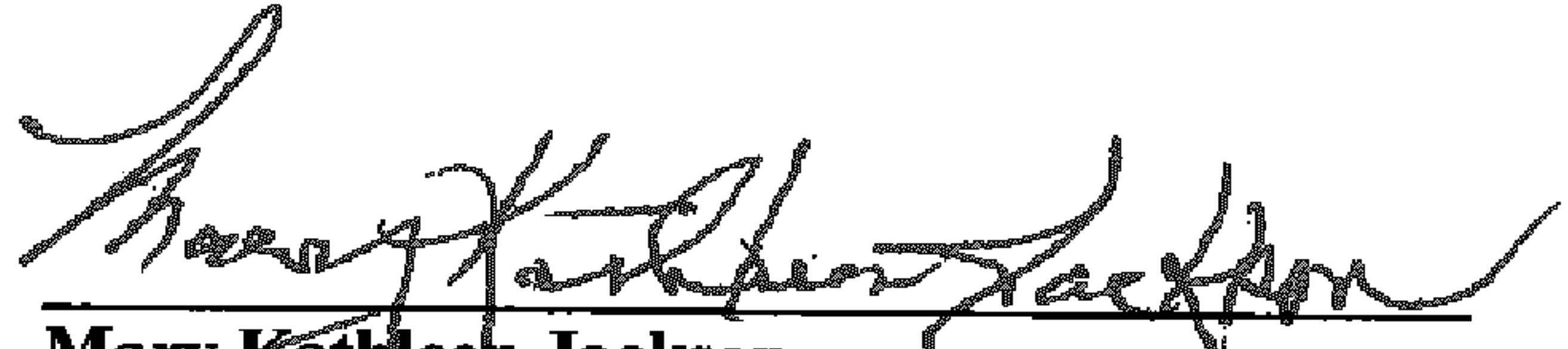
Also and Including a 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the NE¼ of the NW¼ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama; thence S 87°17'22" W a distance of 529.48'; thence S 14°49'50" W, a distance of 119.53' to the Point of Beginning of said Centerline; thence S 51°37'19" E, a distance of 219.96' to a point on the Northwesterly R.O.W. line of Alabama Highway 25 and the Point of Ending of said Centerline.

Subject to ad valorem taxes for the current year, and subsequent years.
 Subject to restrictions, reservations, conditions, and easement of record
 Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of Sept, 2023


 Mary Kathleen Jackson

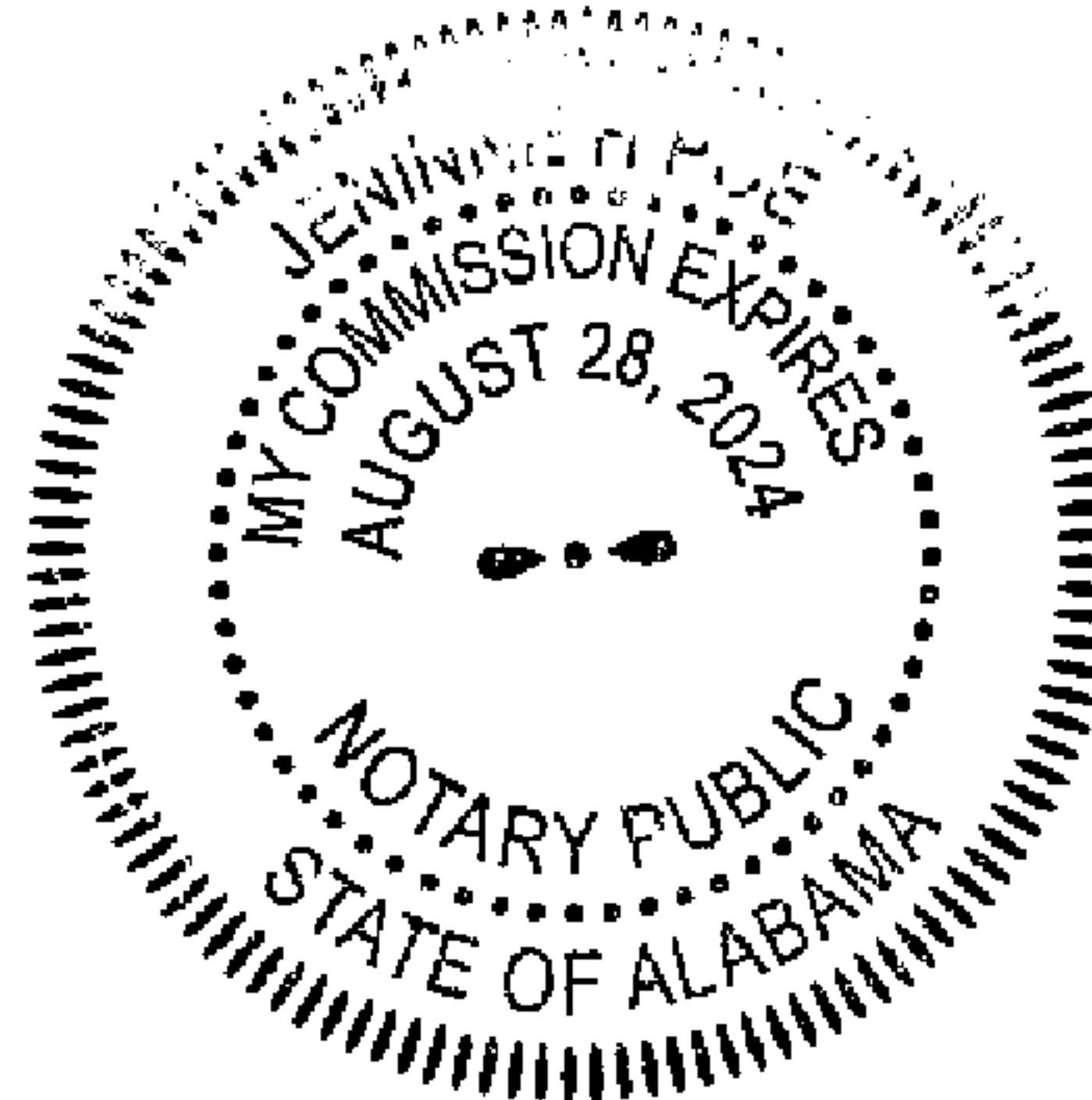
STATE OF Alabama Shelby County ss:

I, Jennette A. Poe, a Notary Public in and for said county in said state, hereby certify that **Mary Kathleen Jackson** name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of Sept, 2023

My Commission Expires: 8.28.24


 Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/05/2023 09:08:36 AM
 \$60.00 BRITTANI
 20230905000266880

Allie S. Bayl