

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
BHM Growth Investors  
127 County Road 54  
Montevallo, AL 35115

STATE OF ALABAMA  
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for TWENTY SIX THOUSAND FOUR HUNDRED SEVENTY SEVEN and 50/100 (\$26,477.50) DOLLARS and other good consideration, the receipt whereof is hereby acknowledged, the Grantor, **BHM Growth Investors, LLC**, an Alabama Limited Liability Company, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS unto the Grantee, **New City Investments LLC**, an Alabama Limited Liability Company (hereinafter referred to as Grantee, whether one or more), an undivided one half interest in and to the following described Real Estate, together with every contingent remainder and right of reversion, lying and being in the County of Shelby, State of Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A".**

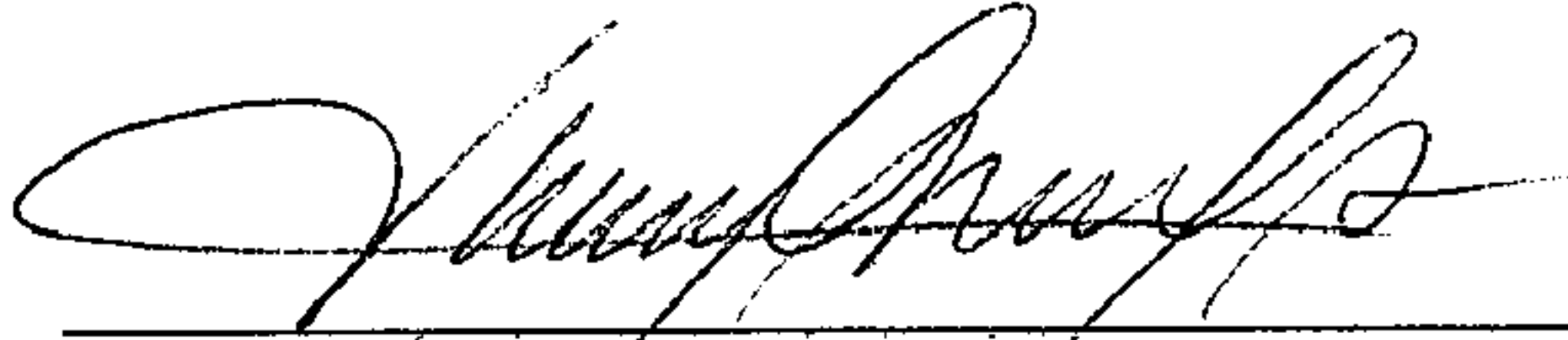
TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF I sign my hand, this the 6<sup>th</sup> day of October, 2023.

**BHM Growth Investor, LLC, an Alabama Limited Liability Company**

X 

**By: Hector Moreno**  
**Its: Managing Member**

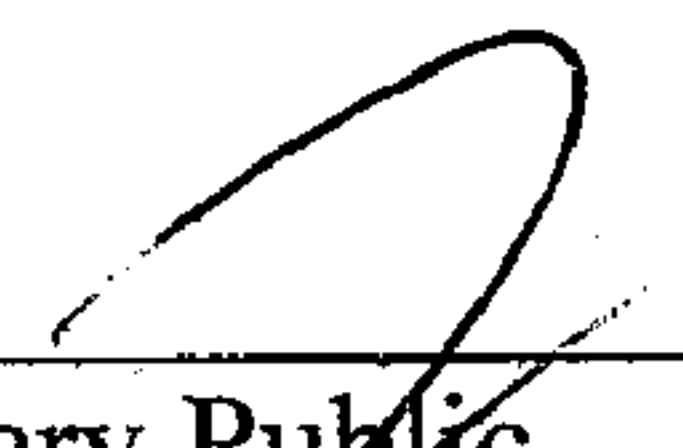
STATE OF Alabama  
COUNTY OF Shelby

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Hector Moreno whose name as Managing Member of **BHM Growth Investors, LLC, a(n) Alabama Limited Liability Company**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Managing Member with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

**EXHIBIT A**  
**Property Description**

**Property 1:**

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 349.10' to a point, thence turn an angle of 67 degrees 51 minutes 21 seconds left and run 863.76' to a point, thence turn an angle of 90 degrees 00 minutes left and run 30.62' to a point, thence turn an angle of 103 degrees 04 minutes right and run 385.76' to a point, thence turn an angle of 22 degrees 16 minutes right and run 127.02' to a point, thence turn an angle of 66 degrees 39 minutes right and run 365.54 to a point in the centerline of a graveled road, thence turn an angle of 90 degrees 00 minutes left and run 30.0' to the point of beginning of the property being described, thence continue along last described course a distance of 230.0' to a point, thence turn an angle of 100 degrees 47 minutes right and run 213.78' to a point, thence turn an angle of 79 degrees 13 minutes right and run 190.0' to a point, thence turn an angle of 90 degrees 00 minutes right and turn 210.0' to the point of beginning.

MORE PARTICULARY DESCRIBED IN THE SURVEYOR'S DESCRIPTION BASED ON THE PLAT OF PICKLE FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 27 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA PARTS OF THE DESCRIPTION IN INSTRUMENT #2006081100030140 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE LOCATION OF THE FENCE OF THE DANNY C GRIFFIN PARCEL (TAX D #1318284001004.001) THAT ABUTS THE SUBJECT PROPERTY. IRONS FOUND.

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA.

COMMENCE AT A FOUND IRON (CAPPED C AC) AT THE COMMON CORNER OF LOTS 1, 2 AND 4 ACCORDING TO THE MAP OF PICKLE FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 27 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 88 DEGREES 7 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR 205.08 FEET TO A FOUND IRON (2" PIPE) AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED THENCE RUN NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 FOR 60.87 FEET TO A FOUND CAPPED IRON ON THE SOUTHWEST RIGHT OF WAY LINE OF SCURLOCK ROAD: THENCE RUN SOUTH 54 DEGREES 16 MINUTES 34 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 46.53 FEET, THENCE RUN SOUTH 50 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 164.14 FEET TO A SET IRON (CAPPED # 18664) THENCE RUN SOUTH 34 DEGREES 01 MINUTES 02 SECONDS WEST FOR 214.08 FEET TO A SET IRON (CAPPED # 10664) THENCE RUN NORTH 47 DEGREES 10 MINUTES 31 SECONDS WEST FOR 109.39 FEET TO A SET IRON (CAPPED # 18664) THENCE RUN NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST FOR 183.31 FEET TO THE POINT OF BEGINNING.



## Real Estate Sales Validation Form

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

Grantor's Name BHM Growth Investors, LLC  
 Mailing Address 127 County Road 54  
Montevallo, AL 35115

Grantee's Name New City Investments LLC  
 Mailing Address 107 Heather Lane  
Pelham, AL 35214

Property Address 2588 Scurlock Road  
Helena, AL 35080

Date of Sale 10/06/2023  
 Total Purchase Price \$ 26,477.50

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/06/2023 11:32:19 AM  
 \$57.50 JOANN  
 20231006000299210

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_



The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/06/2023

Print Hector Moreno, Managing Member

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1