

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 FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Denise L. Dyck, Trustee of Nankani Family Trust, an irrevocable trust** (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**, a(n) Alabama Limited Liability Company and **Rico Investments LLC**, a(n) 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:


SEE ATTACHED EXHIBIT A

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 successors and assigns, 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 10<sup>th</sup> day of November, 2023.

  
Denise L. Dyck, Trustee of Nankani Family Trust

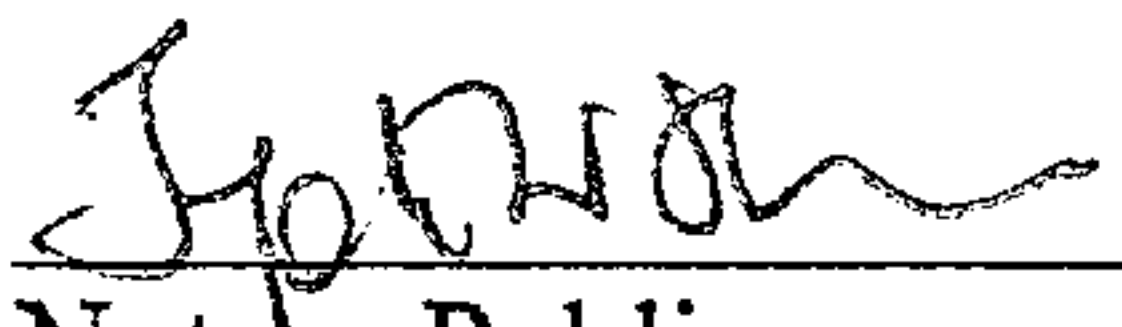
STATE OF Texas  
Fort Bend COUNTY

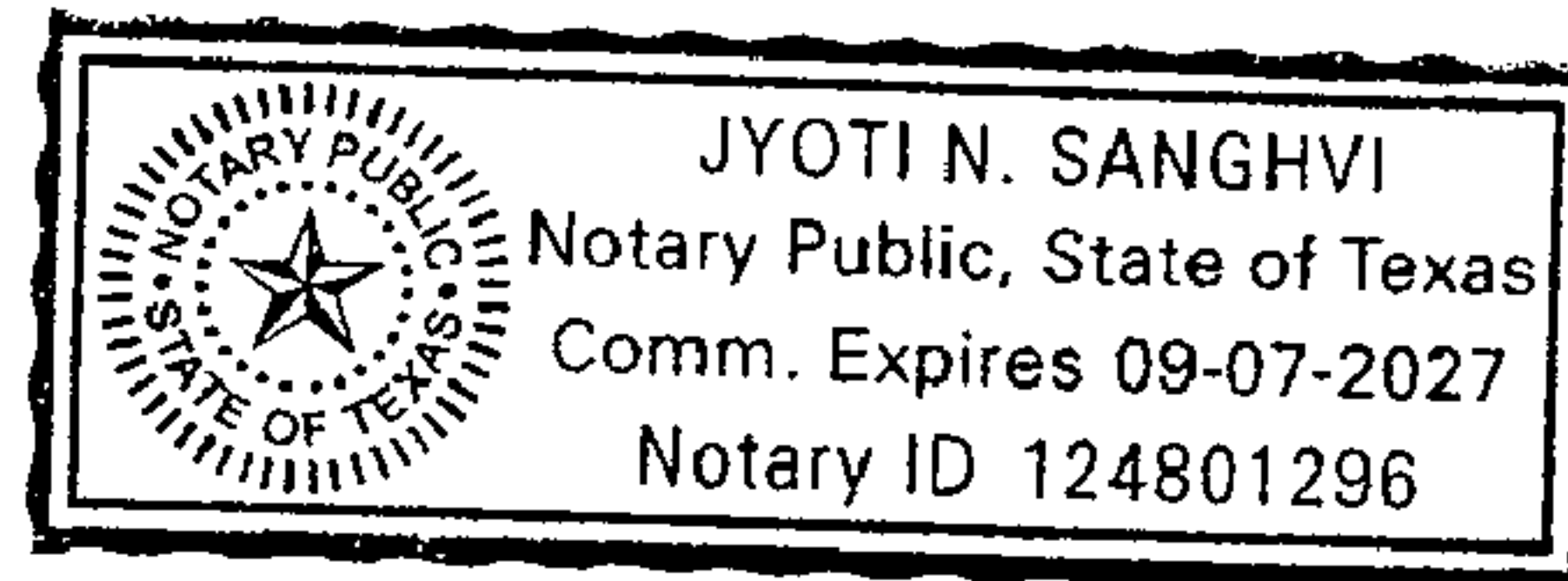
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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Denise L. Dyck whose name as Trustee of the **Nankani Family Trust**, an irrevocable trust, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of November, 2023.

  
Notary Public  
My Commission Expires:



**Exhibit "A"**  
**Property Description**

Commence at the Northwest corner of the Northeast quarter - Northwest quarter of Section 8, Township 22 South, Range 2 West and run South 88 degrees 21 minutes 44 seconds East a distance of 420.00 feet to a point; thence South 01 degree 22 minutes 03 seconds West a distance of 377.00 feet to the point of beginning; thence run South 88 degrees 54 minutes 10 seconds East a distance of 111.66 feet to a point; thence run South 01 degree 55 minutes 52 seconds West a distance of 341.23 feet to a point; thence run South 84 degrees 37 minutes 08 seconds West a distance of 88.62 feet to a point; thence run North 00 degrees 18 minutes 57 seconds East, a distance of 37.33 feet to a point; thence run South 89 degrees 54 minutes 36 seconds West a distance of 29.04 feet to a point; thence run North 02 degrees 02 minutes 44 seconds East, a distance of 189.23 feet to a point; thence North 04 degrees 38 minutes 57 seconds East a distance of 125.51 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO:

Easement being 10 feet on each side of the following described line:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 00 degrees 16 minutes 09 seconds East for 689.97 feet; thence South 89 degrees 59 minutes 52 seconds East for 369.10 feet to the point of beginning of herein described center line; thence from the point of beginning of said center line, run South 42 degrees 30 minutes 44 seconds East for 29.76 feet; thence South 68 degrees 31 minutes 00 seconds East for 85.10 feet; thence South 04 degrees 49 minutes 32 seconds West for 127.46 feet to the point of intersection with the Northerly right of way line of Shelby County Road No. 84. Being situated in the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5977

Grantor's Name Denise L. Dyck, Trustee of Nankani Family TrustGrantee's Name BHM Growth Investors, LLC and Rico Investments LLCMailing Address 3403 Chapel Square Drive  
Spring, TX 77388Mailing Address 127 County Road 54  
Montevallo, AL 35115Property Address 41 Bonnybrook Lane  
Calera, AL 35040Date of Sale November 13, 2023Total Purchase Price \$55,000.00

Or

Actual Value \$ \_\_\_\_\_

Or

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

The purchase price or actual value claimed on this form 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 November 13, 2023

Print: Justin Smitherman

Unattested

Sign \_\_\_\_\_  
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/13/2023 03:03:38 PM  
\$86.00 JOANN  
20231113000333290

Alli S. Bayl

**Form RT-1**