

Send Tax Notice to:
BFS Properties, LLC
711 Wadsworth St.
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-2417**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **University Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

4101 Hwy 42, Calera, AL 35040

by **BFS Properties, LLC (herein referred to as "Grantee")**, whose mailing address is

711 Wadsworth St., Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1030 Highland Street, Montevallo, AL 35115, 1050 Highland Street, Montevallo, AL 35115, 730 Middle Street, Montevallo, AL 35115**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20th day of September, 2024.

University Investments, LLC, an Alabama Limited Liability Company

By: Jamie Higdon
Jamie Higdon, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie Higdon, Managing Member**, whose name(s) as **Managing Member(s)** of **University Investments, LLC**, a/an **Alabama** limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **University Investments, LLC**, on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2024

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027

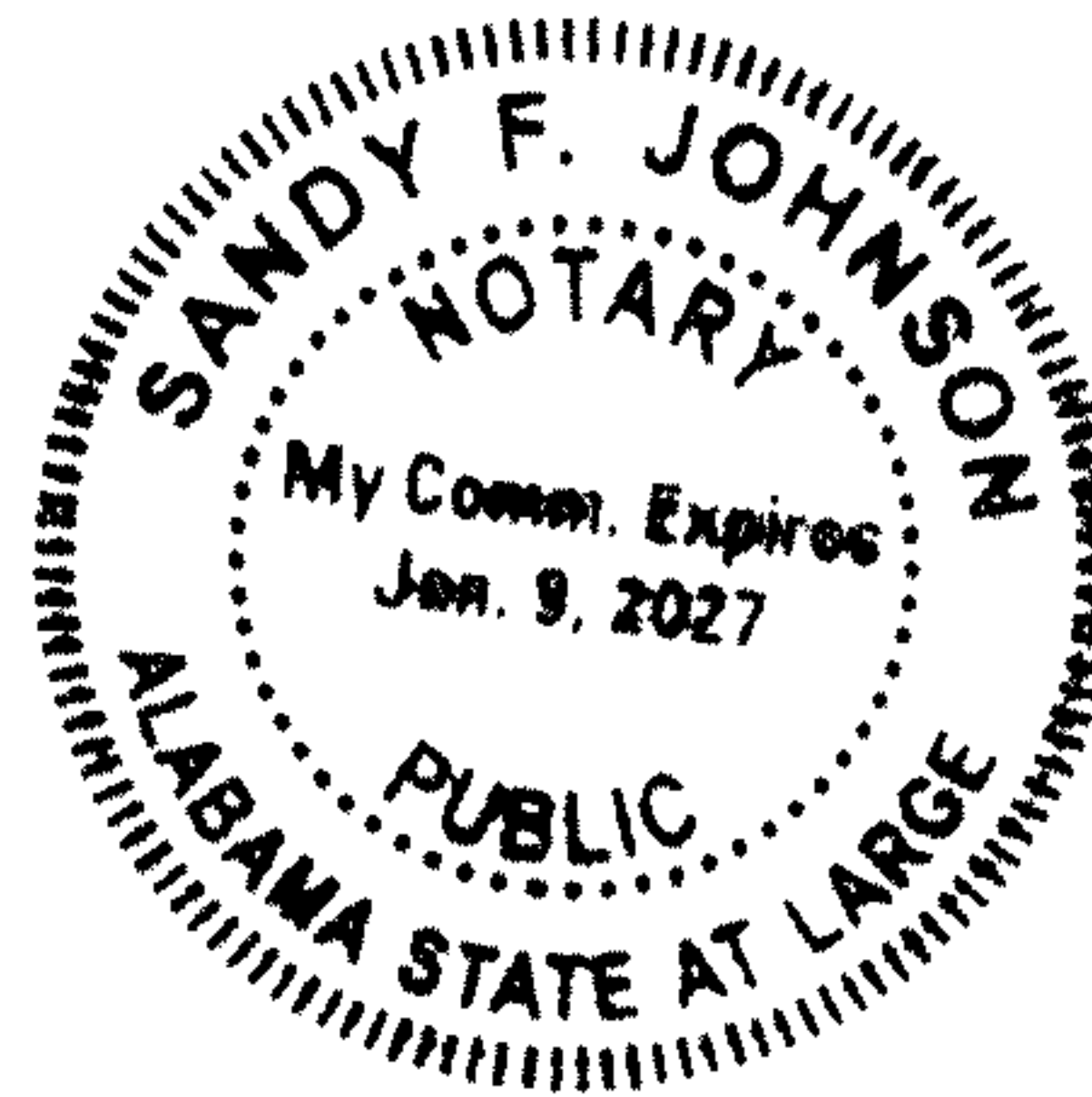


EXHIBIT A**Property 1:**

Lot 2, in Block F, according to Lyman's Addition to the Town of Montevallo, Alabama as recorded in map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

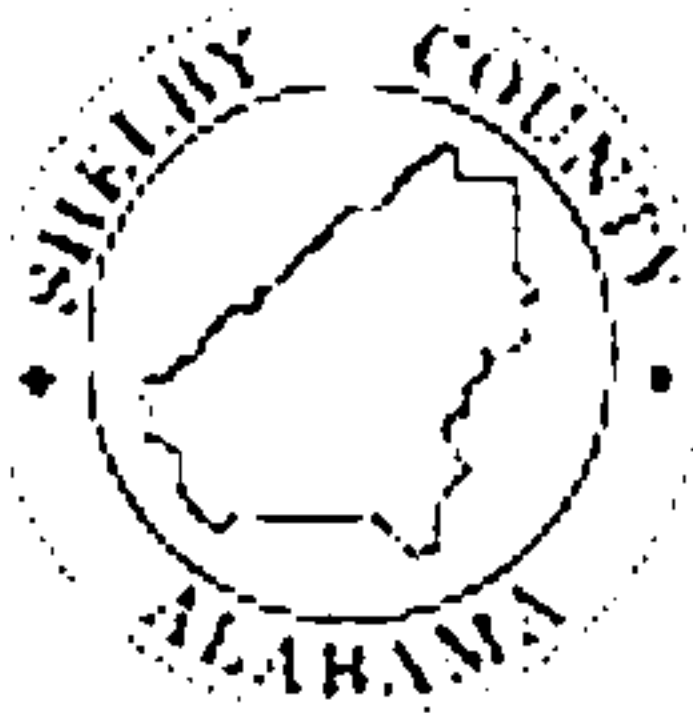
Property 2:

1050 Highland Street, Montevallo, Alabama and legally described as: A part of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southwesterly along the Northwest line of said Lot 1 for 100.00 feet; thence Southeasterly along the Southwesterly line of said Lot 1 for 77.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 77.00 feet to the point of beginning; being situated in Shelby County, Alabama.
ALSO INCLUDED IN PARCEL II:

Commence at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southeasterly along the Northeasterly line of said Lot 1 for a distance of 77.00 feet to point of beginning; thence right 90 degrees 00 minutes and run Southwesterly 100.00 feet; thence left 90 degrees 00 minutes and run Southeasterly for 5.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 5.00 feet to point of beginning; being situated in Shelby County, Alabama.

Property 3:**PARCEL III:**

Commence at the Easternmost corner of Lot 21 in the Town of Montevallo, according to the original plan of said town; thence run northwesterly along the Southwest margin of Middle Street for 150.0 feet to the point of beginning of the parcel herein described; thence continue northwesterly along said southwest margin of said Middle Street for 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2024 12:56:37 PM
\$778.00 PAYGE
20240924000297200

Allen S. Bevil