

Send Tax Notice to:
Matthew T. Massey and Fran S.
Massey
793 Arabian Rd.
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-8234**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) 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
BHMO Property Holdings LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 383171, Birmingham, AL 35238

by **Matthew T. Massey and Fran S. Massey (herein referred to as "Grantee," whether one or more)**, whose mailing address is

793 Arabian Road, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **524 11th Street Northwest, Alabaster, AL 35007**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$184,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 25th day of October, 2024

BHMO Property Holdings LLC, an Alabama Limited Liability Company

By: [Signature]
Mackenzie Brown, Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassyl Dailey, Notary Public, in and for said County in said State, hereby certify that Mackenzie Brown, Authorized Agent of BHMO Property Holdings LLC whose name as Authorized Agent of BHMO Property Holdings LLC, a AL 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25th day of October, 2024.

[Signature]
Notary Public

My Commission Expires: 5/2/2026

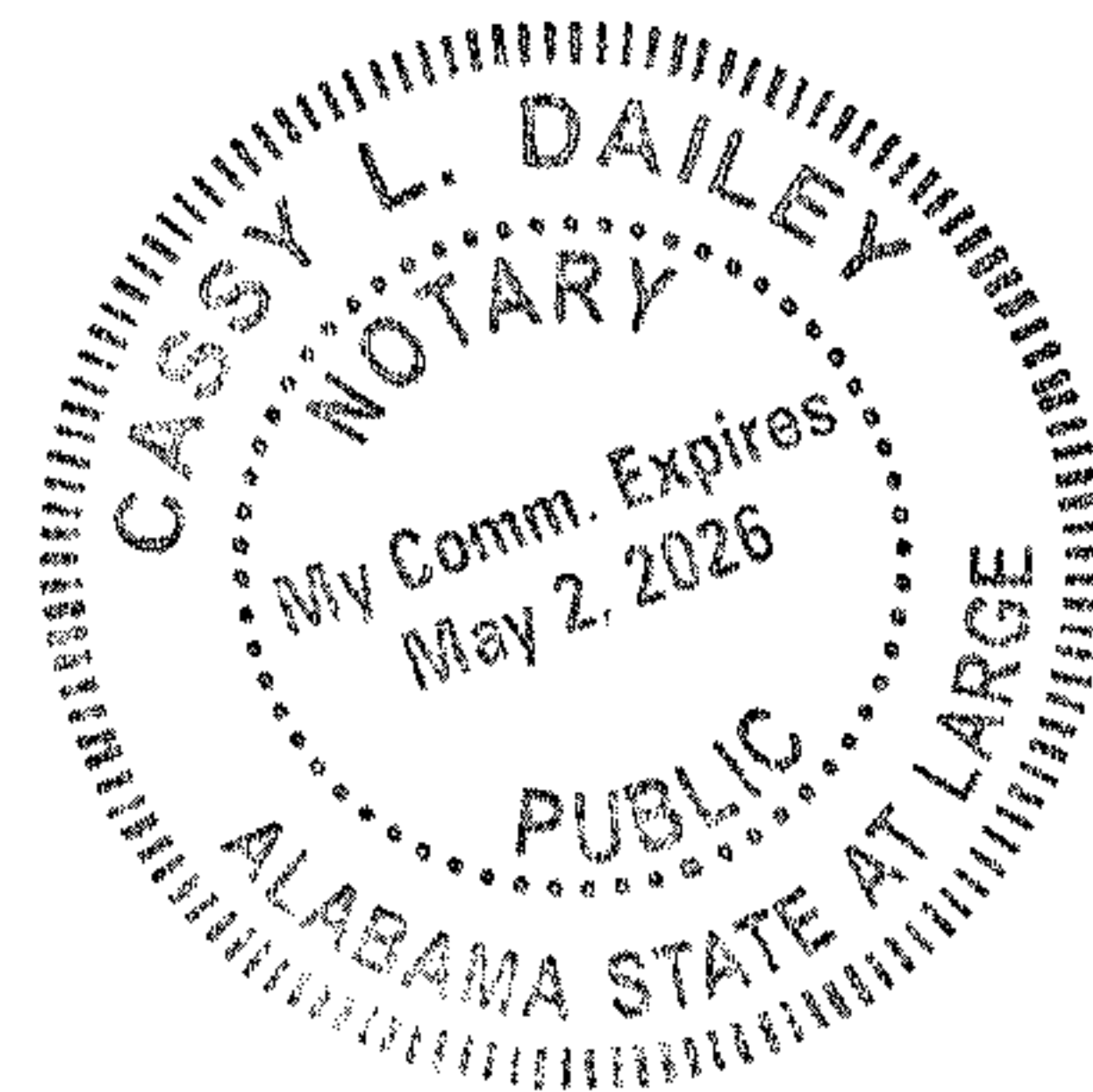
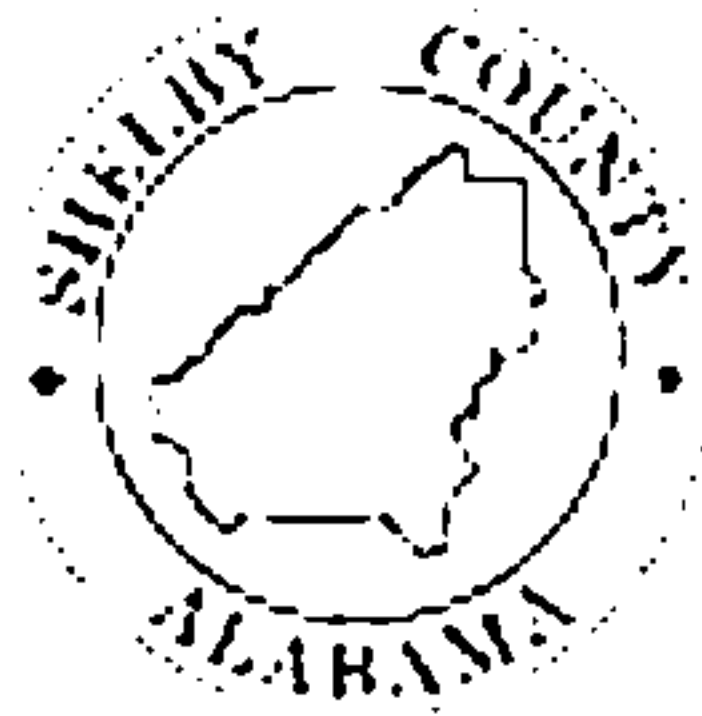


EXHIBIT A

Property 1:

Lot 2, in Block 3, according to the Survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2024 10:46:23 AM
\$48.50 DANIEL
20241105000344720

Allen S. Bayal