

Send Tax Notice to:
LaShawne Renee McCoy and James
Earl McCoy
1064 Kerry Dr.
Calera, AL 35040

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

File: PEL-25-12719

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)** 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

1021 Ashworth Drive, Chelsea, AL 35043

by **LaShawne Renee McCoy and James Earl McCoy, a married couple (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1064 Kerry Dr, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1064 Kerry Dr, Calera, AL 35040**, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$289,656.00 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 22 day of December, 2025.

BHMO Property Holdings LLC, an Alabama Limited Liability Company

By: [Signature]
Mackenzie Brown, 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 **Mackenzie Brown, Managing Member**, whose name(s) as **Managing Member(s)** of **BHMO Property Holdings LLC**, a/an **Alabama** corporation, 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 **BHMO Property Holdings LLC**, on the day the same bears date.

Given under my hand and official seal this 22 day of December, 2025

[Signature]

Notary Public

Cassy L. Dailey

Printed Name

My Commission Expires: 05/02/2026

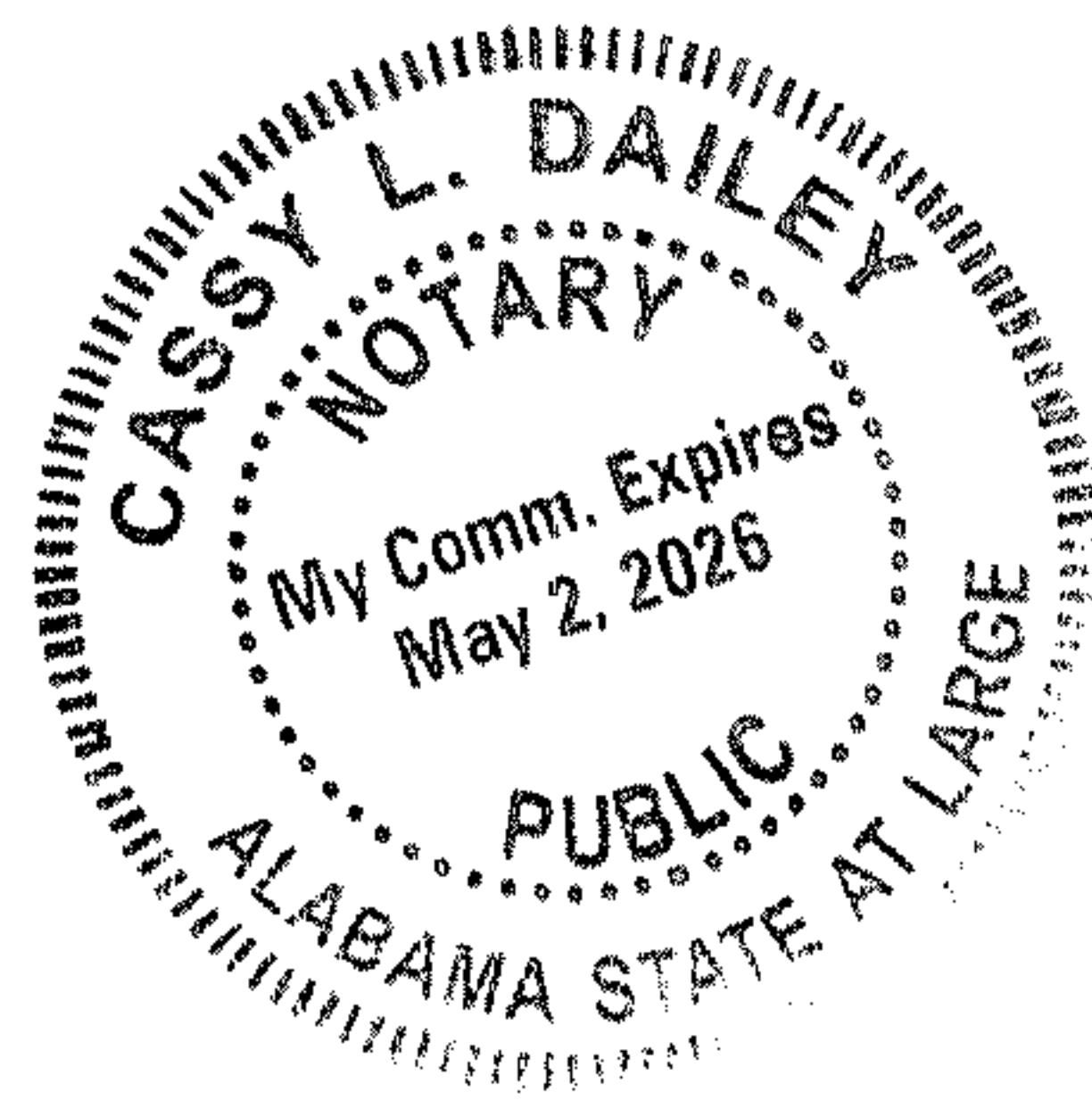


EXHIBIT A

Property 1:

Lot 16, according to the Survey of Kinsale Garden Homes, Second Sector, as recorded in Map Book 36, Page 22, in the Probate Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2025 01:34:48 PM
\$33.50 JOANN
20251229000395840

Allie S. Boyd