

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

Send Tax Notice to:
Maucelio Merida Velasquez,
Demecio Merida Velasquez,
Rosaura Merida Velasquez, and
Angie Alexa Merida Velasquez
4230 Spring Creek Road
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY THOUSAND AND 00/100 (\$90,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BHM Growth Investors, LLC**, a(n) Alabama Limited Liability Company, also know of record as, **BHAM Growth Investors, LLC**, (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, **Maucelio Merida Velasquez, Demecio Merida Velasquez, Rosaura Merida Velasquez, and Angie Alexa Merida Velasquez** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama. Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West; thence run North along the West Line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 668.0 feet; thence turn an angle to the right of the $92^{\circ} 25$ min 10 sec and run East for 664.73 feet; thence turn an angle to the left of the $92^{\circ} 20$ min 11 sec and run North for 370.33 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.56 feet to a point on the South right of way of Shelby County Road No. 12; thence turn an angle to the left of $117^{\circ} 04$ min 59 sec and run Southwest along the South right of way for 54.53 feet to the point of commencement of a curve to the right having a central angle of $01^{\circ} 39$ min 21 sec and a radius of 12,937.45 feet; thence run along the arc of said curve along the South right of way for 373.89 feet; thence turn an angle from the tangent if extended to said curve to the left of 90° and run South 11.74 feet; thence turn an angle to the left of $83^{\circ} 06$ min 55 sec and run Northeast for 90.95 feet; thence run an angle to the right of $63^{\circ} 10$ min 34 sec and run Southeast for 230.69 feet; thence turn an angle to the left of $78^{\circ} 15$ min 34 sec and run Northeast for 154.23 feet to the point of beginning; being situated in Shelby County, Alabama.

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 11th day of March, 2026.

X 

BHM Growth Investors, LLC
By: Bianca Moreno
Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bianca 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 and 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 11th day of March, 2026.



Notary Public

My Commission Expires: 10/23/29

SAMUEL BRYANT CALLAHAN
Notary Public, Alabama State At Large
My Commission Expires Oct. 23, 2029

Real Estate Sales Validation Form

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

File#: E-9075

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

Grantee's Name Maucelio Merida Velasquez, Demecio
Merida Velasquez, Rosaura Merida
Velasquez, and Angie Alexa Merida
Velasquez

Property Address 4230 Spring Creek Road
Montevallo, AL 35115

Mailing Address 4230 Spring Creek Road
Montevallo, AL 35115

Date of Sale March 11, 2026

Total Purchase Price \$90,000.00

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 Appraisal
 Sales Contract Other:
 Closing Statement

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 March 11, 2026

Unattested

Print: Justin Smitherman

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

 (verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/16/2026 10:15:20 AM
 \$120.00 BRITTANI
 20260316000074850

Brittani S. Byrd