

Prepared By:
Stan McDonald / Jacob Title, LLC
2101 W. Clinton Ave
Suite 301
Huntsville, AL 35805
File #: 2023-2257-A

Purchase Price: \$127,500.00

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Southwood Home Buyers, LLC, a Alabama Limited Liability Company, whose address is 306 Kendallwood Drive, Meridianville, AL 35759 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the HJB Partners, LLC, a Alabama Limited Liability Company, whose address is 300 Manhattan Lake, Columbia, AL 35051 (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Brook Chase Subdivision, Phase I, same as recorded in Plat Book 21, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 86 degrees 22 minutes 43 seconds East 31.64 feet to the point of beginning; thence North 03 degrees 37 minutes 17 seconds East 208.71 feet; thence South 86 degrees 22 minutes 43 seconds East 208.71 feet; thence South 03 degrees 37 minutes 17 seconds West 208.71 feet; thence North 86 degrees 22 minutes 43 seconds East 208.71 feet; thence South 03 degrees 37 minutes 17 seconds West 208.71 feet; thence North 86 degrees 22 minutes 43 seconds West 208.71 feet to the point of beginning. Said property lying and being partially in the SE ¼ of the SE ¼ and partially in the SW ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama.

ALSO, a 30 foot ingress & egress utility easement: Commence at the SE corner of Brook Chase Subdivision, Phase 1, same as recorded in Plat Book 21, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 86 degrees 22 minutes 43 seconds East 31.64 feet; thence North 03 degrees 37 minutes 17 seconds East 208.71 feet; thence South 86 degrees 22 minutes 43 seconds East 208.71 feet; thence South 86 degrees 22 minutes 43 seconds East 88.05 feet to the point of beginning; thence North 03 degrees 27 minutes 11 seconds West 97.54 feet; thence North 61 degrees 20 minutes 00 seconds East 213.18 feet; thence North 56 degrees 46 minutes 28 seconds East 64.16 feet; thence North 56 degrees 31 minutes 35 seconds East 177.54 feet; thence North 48 degrees 13 minutes 42 seconds East 177.54 feet; thence North 63 degrees 28 minutes 33 seconds East 62.13 feet; thence North 65 degrees 39 minutes 50 seconds East 337.60 feet; thence North 61 degrees 59 minutes 45 seconds East 88.98 feet; thence North 55 degrees 09 minutes 37 seconds East 132.96 feet; thence North 41 degrees 51 minutes 10 seconds East 78.39 feet; thence North 33 degrees 03 minutes 44 seconds East 78.39 feet; thence North 33 degrees 03 minutes 44 seconds East 184.90 feet to the Westerly margin of Shelby County paved road 47; said described centerline to make a total of 30.0 feet for easement.

PHYSICAL ADDRESS OF PROPERTY: 342 Pink Dogwood Lane, Chelsea, AL 35043.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 5th day of December, 2023.

Southwood Home Buyers, LLC

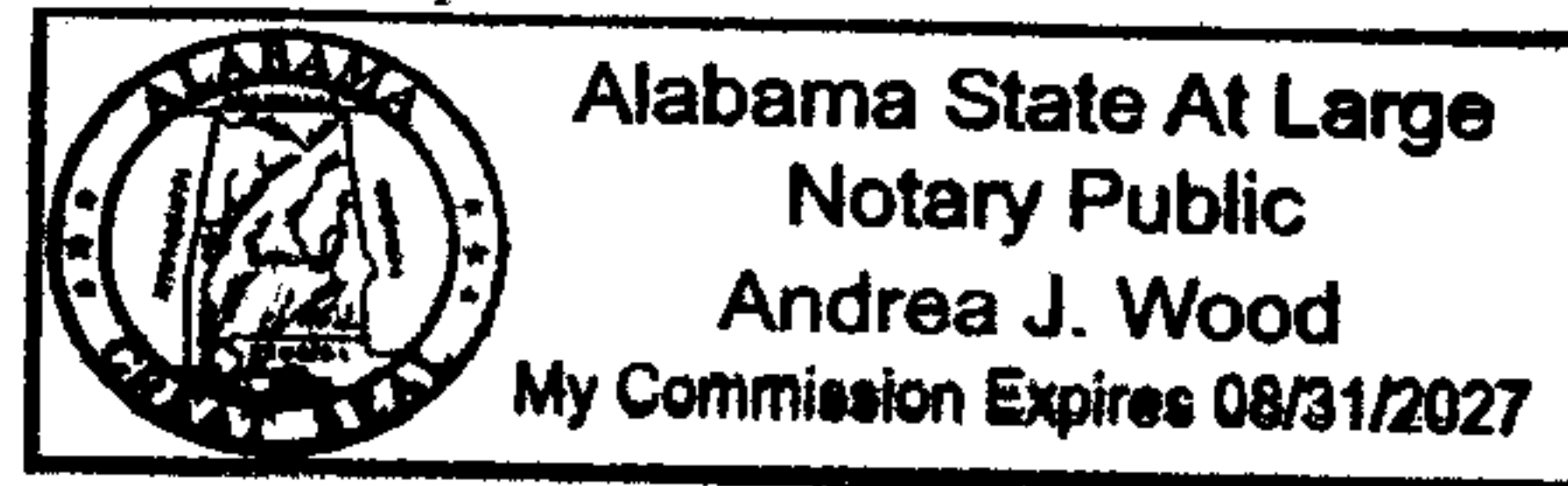
By: *John Morley*
John Morley, Managing Member

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John Morley, whose name(s) as Managing Member of Southwood Home Buyers,, LLC, are signed to the foregoing, and who are known to me, acknowledge before me on this day, that being informed of the contents of said conveyance, they, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Southwood Home Buyers, LLC on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2023.

Andrea J. Wood
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 12:57:26 PM
\$152.50 PAYGE
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Allie S. Bayl