

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

1065 Grande View Pass
Alabaster, AL

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Specialized IRA Services FBO Bruce Beaudry Traditional IRA**, in hand paid by the GRANTEE(S), **Josephson Holdings, LLC**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the NW ¼ of the NW ¼ of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 3, Township 21 South, Range 3 West; run thence in a westerly direction along the North of said ¼ ¼ section for a distance of 349.29 feet; thence turn an angle to the left of 61 degrees, 42 minutes, 18 seconds and run in a Southwesterly direction for a distance of 193.70 feet; thence turn an angle to the left of 109 degrees, 53 minutes, 45 seconds and in a Southeasterly direction for a distance of 453.16 feet to its intersection with the East line of the NW of the NW ¼ of said Section 3; thence turn an angle to the left of 100 degrees, 08 minutes, 45 seconds and in a Northerly direction along said East line for a distance of 236.84 feet to the point of beginning.

NOTE: \$227,979.27 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument 20171102000398660

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

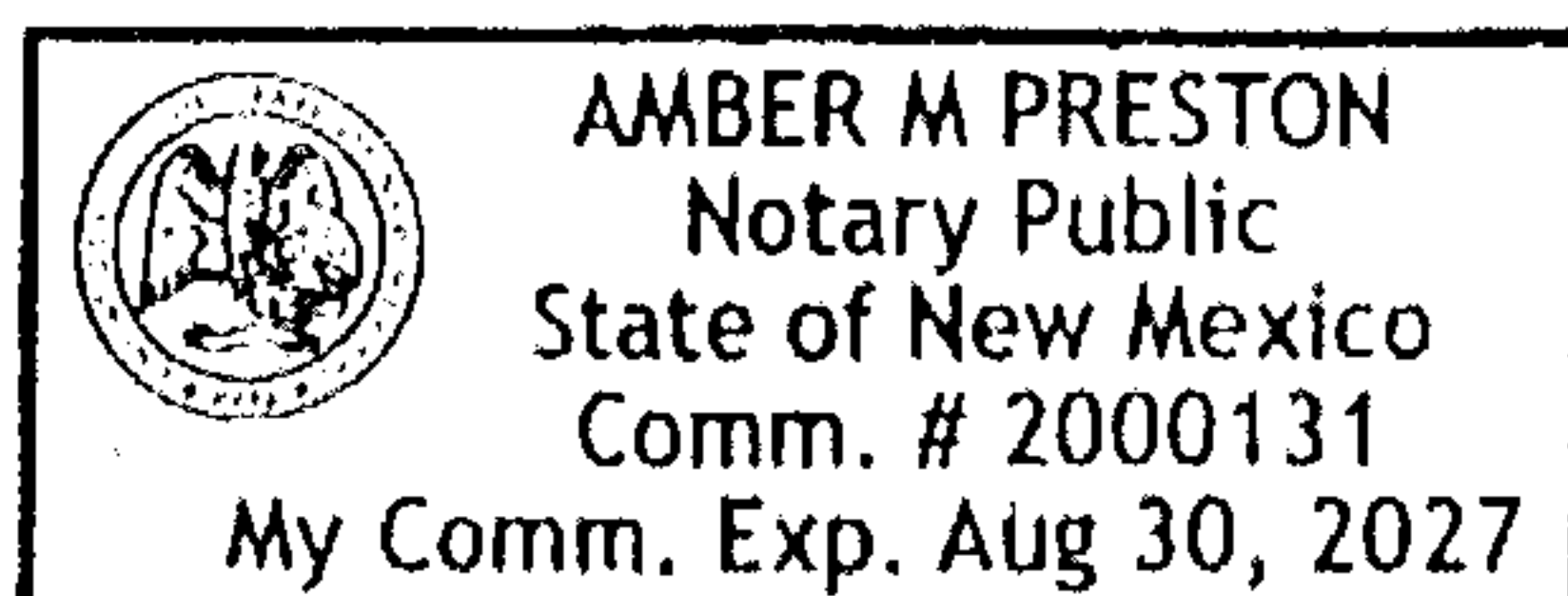
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 8th day of January, 2024.

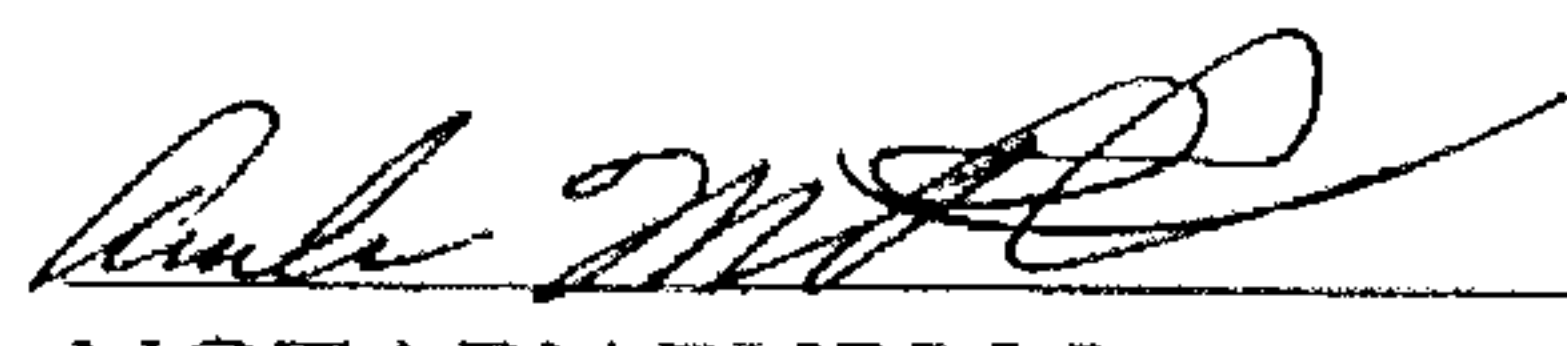
Specialized IRA Services FBO Bruce Beaudry
Traditional IRA

By: 
Authorized Signatory

State of New Mexico
County of Bernalillo

I, a Notary Public, in and for said County, in said State, hereby certify that **Specialized IRA Services FBO Bruce Beaudry Traditional IRA** 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.




NOTARY PUBLIC
My Commission Expires: 30th August 2027

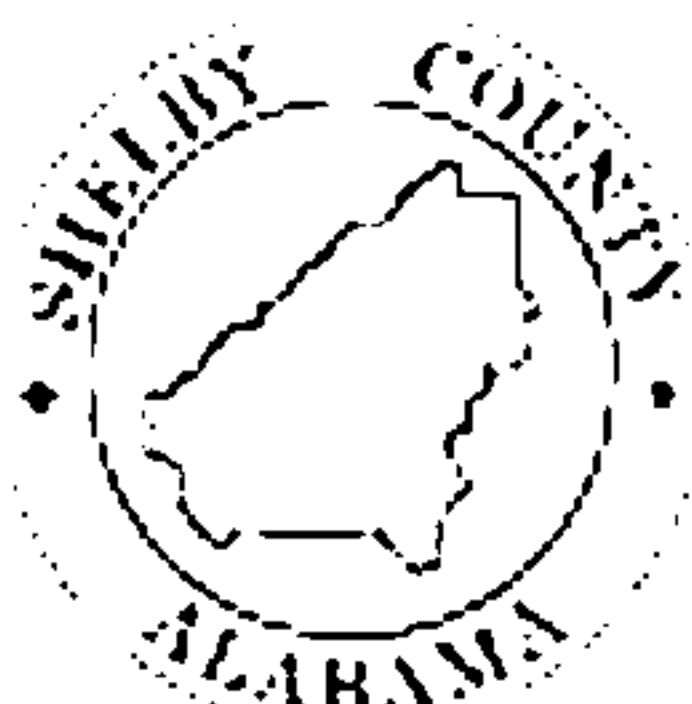
Address of Grantee:
1065 Grande view
Alabaster, AL Pass

Address of Grantor:
Po Box 3587
Albuquerque, NM

Property Address:
506 Cedar Lane
Maylene, AL 35114

Real Value: \$200,000.00

67190



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2024 03:01:20 PM
\$26.00 JOANN
20240109000007860

Allen S. Bayl