

**SEND TAX NOTICE TO:**  
Dellinger Enterprises, LLC  
621 Mountain Crest Road  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason Poe, a married person**, whose address is 1622 Highway 440, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Dellinger Enterprises, LLC**, whose address is 621 Mountain Crest Road, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Dellinger Enterprises, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 621 Mountain Crest Road, Chelsea, AL 35043 to-wit:**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST AS THE POINT OF BEGINNING; THENCE RUN SOUTH WITH AND ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 534.40 FEET TO THE NORTHWEST RIGHT OF WAY OF SHELBY COUNTY HWY. NO. 11; THENCE TURN 55 DEGREES 48 MINUTES RIGHT AND RUN WITH AND ALONG SAID RIGHT OF WAY A DISTANCE OF 137.44 FEET; THENCE TURN 102 DEGREES 54 MINUTES RIGHT AND RUN A DISTANCE OF 259.16 FEET; THENCE TURN 30 DEGREES 44 MINUTES RIGHT AND RUN A DISTANCE OF 372.30 FEET TO THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION; THENCE TURN 74 DEGREES 07 MINUTES RIGHT AND RUN A DISTANCE OF 93.60 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING THAT SAME PARCEL CONVEYED TO RUBY LOUISE HINES AND ROLAND O'NEAL HINES BY JEWEL BLACKERBY ACCORDING TO DEED EXECUTED THE 11TH DAY OF SEPTEMBER 1968, AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN DEED BOOK 254, PAGE 843.

LESS AND EXCEPT: THAT PARCEL CONVEYED TO RICKY C. HINES AND SHERRI L. HINES BY RUBY LOUISE HINES AND ROLAND O'NEAL HINES ACCORDING TO A DEED EXECUTED THE 29TH DAY OF JULY, 1978 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, IN DEED BOOK 313, PAGE 917 AND WHICH PARCEL WAS SUBSEQUENTLY CONVEYED BY RICKY C. HINES AND SHERRI L. HINES TO RICKY C. HINES ACCORDING TO A DEED EXECUTED THE 31ST DAY OF AUGUST, 1995 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, AS INST. NO. 1995-27575, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH WITH AND ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 448.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 85.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SHELBY COUNTY HWY. NO.11; THENCE TURN 55 DEGREES 48 MINUTES RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION WITH AND ALONG SAID RIGHT OF WAY A DISTANCE OF 137.44 FEET TO A POINT IN THE CENTERLINE OF SHELBY COUNTY HWY. NO. 377; THENCE TURN 107 DEGREES 54 MINUTES RIGHT AND RUN A DISTANCE OF 156.17 FEET TO A POINT; THENCE TURN 101 DEGREES 36 MINUTES RIGHT AND RUN A DISTANCE OF 157.97 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PRESCRIPTIVE RIGHTS FOR SHELBY COUNTY HWY. NO. 377.

AND

LESS AND EXCEPT THAT PARCEL CONVEYED TO GENE O'NEAL HINES AND PATRICIA RENEE HINES BY RUBY LOUISE HINES AND ROLAND O'NEAL HINES ACCORDING TO A DEED EXECUTEED THE 19TH DAY OF AUGUST, 1983 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA IN DEED BOOK 349, PAGE 312 AND WHICH PARCEL WAS SUBSEQUENTLY CONVEYED TO GENE O'NEAL HINES BY PATRICIA RENEE HINES ACCORDING TO A QUIT CLAIM DEED EXECUTED THE 13TH DAY OF FEBRUARY 1986 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY, COUNTY, ALABAMA IN REAL PROPERTY BOOK 97, PAGE 227 AND WHICH PARCEL WAS SUBSEQUENTLY CONVEYED

TO GENE O'NEAL HINES AND CHERYL KREISCH HINES BY GENE O'NEAL HINES ACCORDING TO A DEED EXECUTED ON THE 24TH DAY OF OCTOBER, 1997 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INST. NO. 1997-34648 AND WHICH PARCEL WAS SUBSEQUENTLY CONVEYED TO KEITH C. HINES BY GENE O'NEAL HINES ACCORDING TO A DEED EXECUTED ON THE 2ND DAY OF APRIL 1999 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA AS INST NO. 1999-15083 AND WHICH PARCEL WAS SUBSEQUENTLY CONVEYED TO CHASTITY PEPER AND KURT PEPER BY KEITH C. HINES ACCORDING TO A DEED EXECUTED ON THE 12TH DAY OF MAY, 2006 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA INST. NO. 20060606000267470; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, IT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 321.96 FEET TO A POINT; THENCE TURN 90 DEGREES 46 MINUTES 57 SECONDS RIGHT AND RUN WEST A DISTANCE OF 176.30 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROAD; THENCE TURN 103 DEGREES 50 MINUTES 02 SECONDS RIGHT AND RUN IN A NORTHEASTERLY DIRECTION WITH AND ALONG THE CENTERLINE OF SAID PUBLIC ROAD A DISTANCE OF 327.79 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION; THENCE TURN 73° 55' 56" RIGHT AND RUN EAST WITH AND ALONG SAID NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 93.60 FEET TO THE POINT OF BEGINNING POINT; LESS AND EXCEPT A 20 FEET WIDE ACCESS EASEMENT COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH RANGE 1 WEST; THENCE RUN SOUTH WITH AND ALONG THE EAST BOUNDARY LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 321.96 FEET TO A POINT; THENCE TURN 90 DEGREES 46 MINUTES 57 SECONDS RIGHT AND RUN WEST A DISTANCE OF 112.30 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 20 FEET WIDE ACCESS EASEMENT; THENCE TURN 51 DEGREES 46 MINUTES 12 SECONDS LEFT AND RUN 102.90 FEET TO THE CENTERLINE OF A PAVED PUBLIC ROAD AND THE END OF SAID ACCESS EASEMENT DESCRIPTION, SAID EASEMENT BEING 20 FEET WIDE, 10 FEET ON EITHER SIDE OF THE CENTERLINE OF THE ABOVE DESCRIBED EASEMENT.

AND  
LESS AND EXCEPT 0.26 ACRES MORE OR LESS LAND COMMENCING AT ANGLE IRON FOUND AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 07 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 321.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE SOUTH 0 DEGREES 07 MINUTES 22 SECONDS WEST 45.92 FEET TO A 5/8" REBAR SET; THENCE SOUTH 89 DEGREES 23 MINUTES 29 SECONDS WEST 26.64 FEET TO A 5/8 REBAR SET; THENCE SOUTH 79 DEGREES 00 MINUTES 52 SECONDS WEST 154.82 FEET TO A PK NAIL SET; THENCE ALONG THE CENTERLINE OF MOUNTAIN CREST ROAD NORTH 15 DEGREES 39 MINUTES 26 SECONDS WEST 38.28 FEET; THENCE NORTH 15 DEGREES 04 MINUTES 36 SECONDS EAST 45.75 FEET TO A PK NAIL SET; THENCE LEAVING SAID CENTERLINE, SOUTH 88 DEGREES 35 MINUTES 33 SECONDS EAST A DISTANCE OF 177.46 FEET (M) 176.30 FEET (D) TO THE POINT OF BEGINNING.

Source of Title: Warranty Deed from Joseph S. Smith to Jason Poe dated January 31, 2022 and recorded February 3, 2022 as instrument 20220203000049600 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

~~IN WITNESS WHEREOF~~, Grantor has set their signature and seal on this 2nd day of February, 2024.

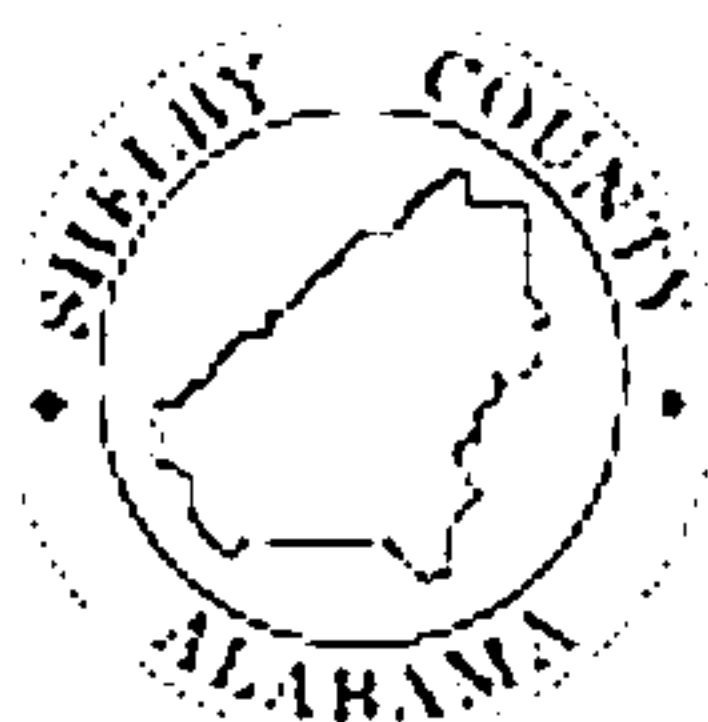
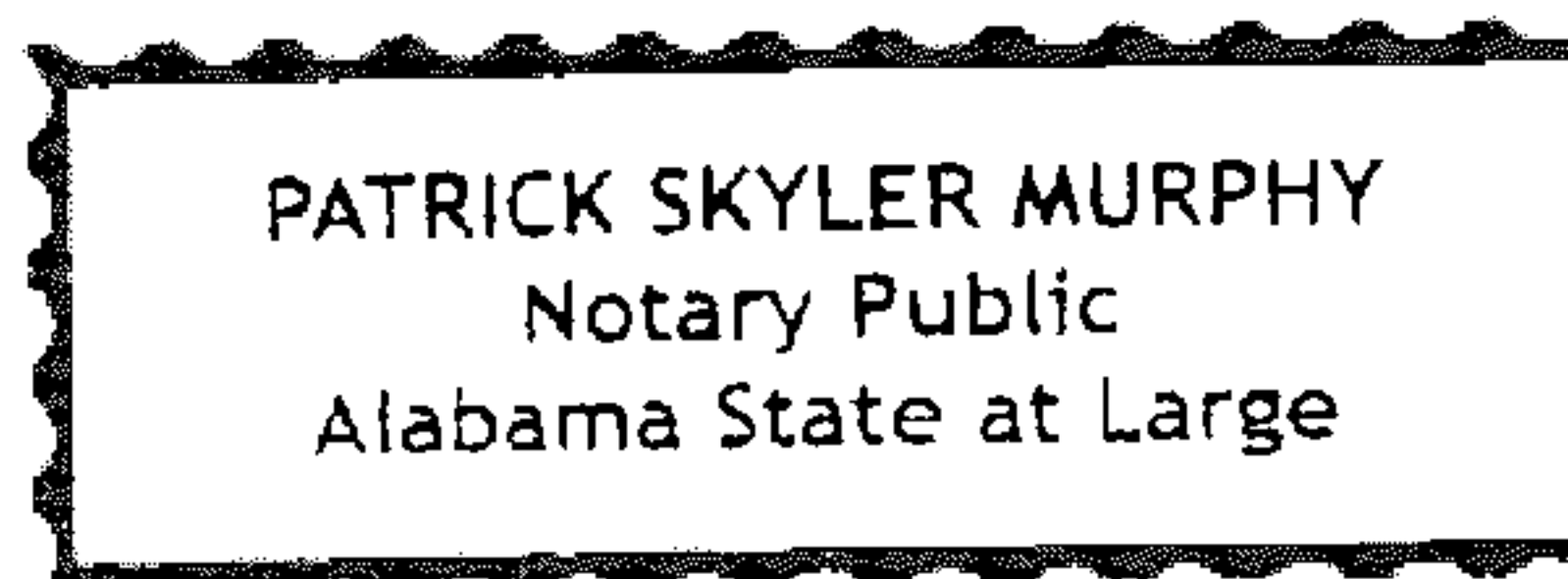
  
\_\_\_\_\_  
Jason Poe

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Poe whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 03-25-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2024 09:00:30 AM  
\$218.00 BRITTANI  
20240205000028180

