

THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

SEND TAX NOTICES TO:

251 Hwy 438
Wilsonville, AL 35186

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Thirty Thousand Five Hundred and 00/100 (\$130,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **CHAD RAY**, a Single person, in hand paid by the GRANTEE(S), **HJB PARTNERS 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) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 310.00 FEET; THENCE CONTINUE ON LAST DESCRIBED COURSE A DISTANCE OF 130.00 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 18 MINUTES AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 195.22 FEET TO ITS INTESECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 57 MINUTES AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 130.02 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGRES 03 MINUTES AND RUN IN AN NORTHERLY DIRECTION A DISTANCE OF 196.92 FEET TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20150721000247820

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, rights of


adjoining owners to uninterrupted flow of any stream which may cross subject land and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

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

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 19th day of August, 2024.

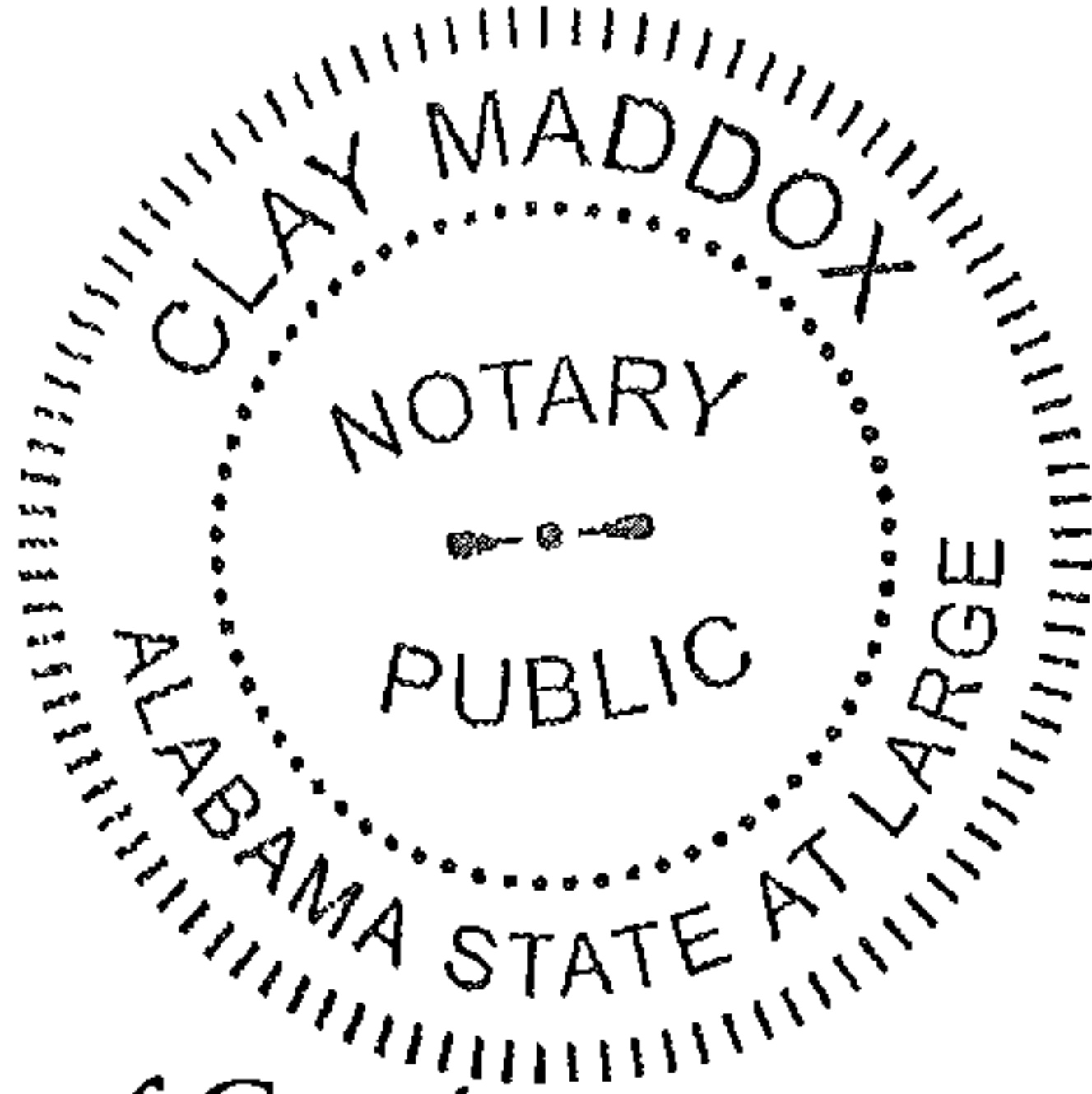


CHAD RAY

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **CHAD RAY** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2024.



A handwritten signature of the Notary Public, Clay Maddox, written in black ink.

NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

251 Hwy 438
Wilsonville, AL
35186

Real Value: \$130,500.00

Address of Grantor:

1391 Liberty Rd
Chelsea, AL
35043

Property Address:

1391 Liberty Road
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2024 08:51:03 AM
\$158.50 PAYGE
20240820000259690

Allen S. Bayal