

**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:**

342 Pink Dogwood Lane  
Chelsea AL 35043

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**WHEREAS**, in consideration of the sum of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **HJB PARTNERS LLC, A LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **JOSHUA S. POSEY and ABBY SEGREST**, 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:

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 1/4 OF THE SE 1/4 AND PARTIALLY IN THE SW 1/4 OF THE SE 1/4 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.

**Prior Deed Reference: Instrument No. 20231208000354390.**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**

**NOTE: \$294,566.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**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), 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 12th day of September, 2024.

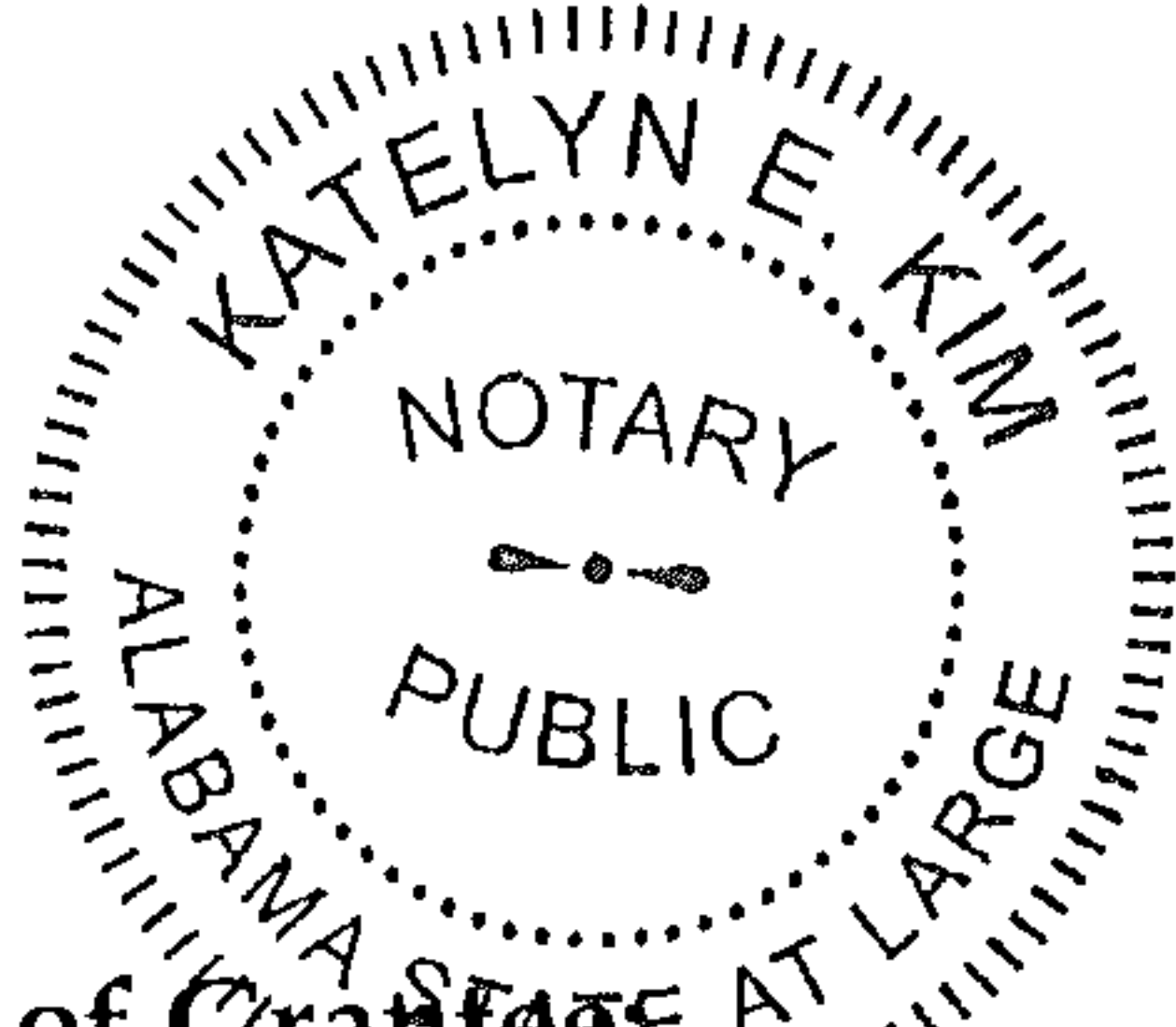
HJB PARTNERS LLC

BY: 

KEVIN JONES, MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public, in and for said County, in said State, hereby certify that **KEVIN JONES, MANAGING MEMBER OF HJB PARTNERS LLC** 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: 12/03/2025

Address of Grantee

342 Pink Dogwood Lane  
Chelsea, AL 35043

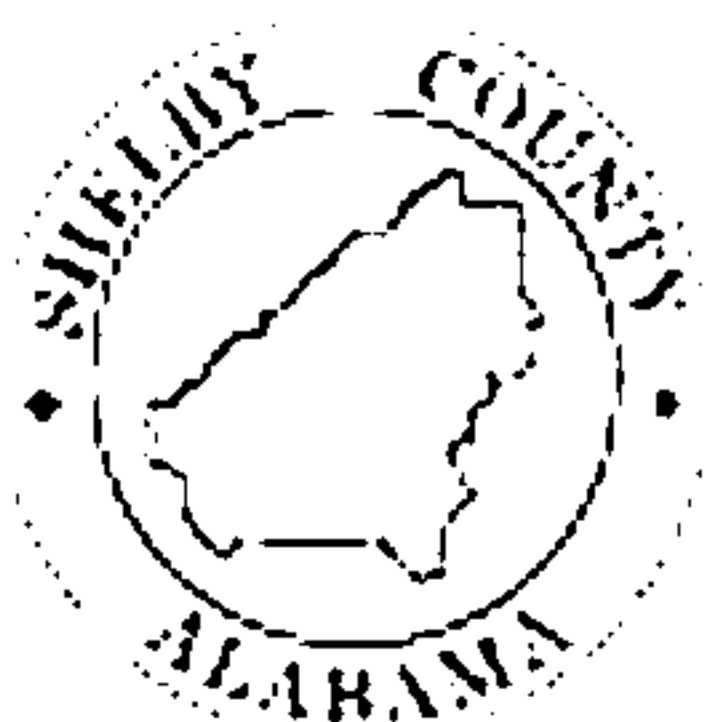
Address of Grantor:

300 Manhattan Lakes  
Columbianna, AL 35051

Property Address:

342 Pink Dogwood Lane  
Chelsea, AL 35043

Real Value: \$300,000.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County  
Clerk

Shelby County, AL

09/13/2024 08:28:30 AM

\$33.50 JOANN

20240913000284200

