

STATE of ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred thirteen thousand five and no/100 dollars (**\$313,005.00**) being the price bid at auction to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Marilyn W. Whitlock, as Personal Representative, and not individually, of the Estate of Hollace B. Willingham, deceased (Shelby County Probate Case # PR 2007 000220) (Grantor) whose mailing address is P. O. Box 128, Saginaw, Alabama 35137 does grant, bargain, sell and convey unto HJB PARTNERS, LLC, an Alabama limited liability company (Grantee) whose address is 300 Manhatten Lakes, Columbiana, Alabama 35051 the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 4

THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 WEST

TOGETHER WITH A 30.0' WIDE EASEMENT FOR ACCESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH; RANGE 1 WEST, SAID POINT BEING THE CENTERLINE OF A 30.0' WIDE EASEMENT LYING 15.0' ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN N 88° 33' 20" E FOR A DISTANCE OF 964.65' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47 AND THE END OF SAID EASEMENT

PARCEL 5

THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 WEST

TOGETHER WITH A 30.0' WIDE EASEMENT FOR ACCESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH; RANGE 1 WEST, SAID POINT BEING THE CENTERLINE OF A 30.0' WIDE EASEMENT LYING 15.0' ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN N 88° 33' 20" E FOR A DISTANCE OF 964.65' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47 AND THE END OF SAID EASEMENT *BOTH PARCELS VACANT LAND*

Subject to:

Ad valorem taxes due October 1, 2025, and thereafter.

All reservations, easements, rights of way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever.

All matters revealed upon the current survey in the possession of the Grantee

Minerals and mining rights not owned by Grantor

Permits to Alabama Power Company in Deed Book 108, Page 27; Deed Book 136, Page 504 and Deed Book 236, Page 193.

30' right of way on East side; 15' right of way on North side of the SE ¼ of NE ¼ in Deed Book 23, Page 194.

15' right of way on South side and 15' right of way on West side of the NW ¼ of the NE ¼ of the SE ¼ in Real Book 157, Page 728.

Right of way on North 15' of SW ¼ of NE ¼ of SE ¼ in Deed Book 27, Page 333

Rights of others in and to use of the road on North side of caption lands as shown on survey of Karl Hager dated November 15, 2004

Hollace B. Willingham was predeceased by his wife, Mary Willingham, who was one and the same as and also known as Mary Payne Willingham and/or Mary Edith Willingham, who died on or about December 12, 1990.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by the undersigned and not specifically excepted herein.

The undersigned Grantor has executed this deed solely in her capacity as Personal Representative of the Estate of Hollace B. Willingham, deceased and nothing herein contained shall be construed to impose liability on the Grantor in her individual capacity.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this 7TH day of February, 2025.



Marilyn W. Whitlock, as Personal Representative, and not individually, of the Estate of Hollace B. Willingham, deceased (Shelby County Probate Case # PR 2007 000220)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that, Marilyn W. Whitlock whose name as Personal Representative, and not individually, of the Estate of Hollace B. Willingham, deceased (Shelby County Probate Case # PR 2007 000220) is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily for and as said Personal Representative and not individually on the day the same bears date.

Given under my hand and seal this 7TH day of February, 2025.

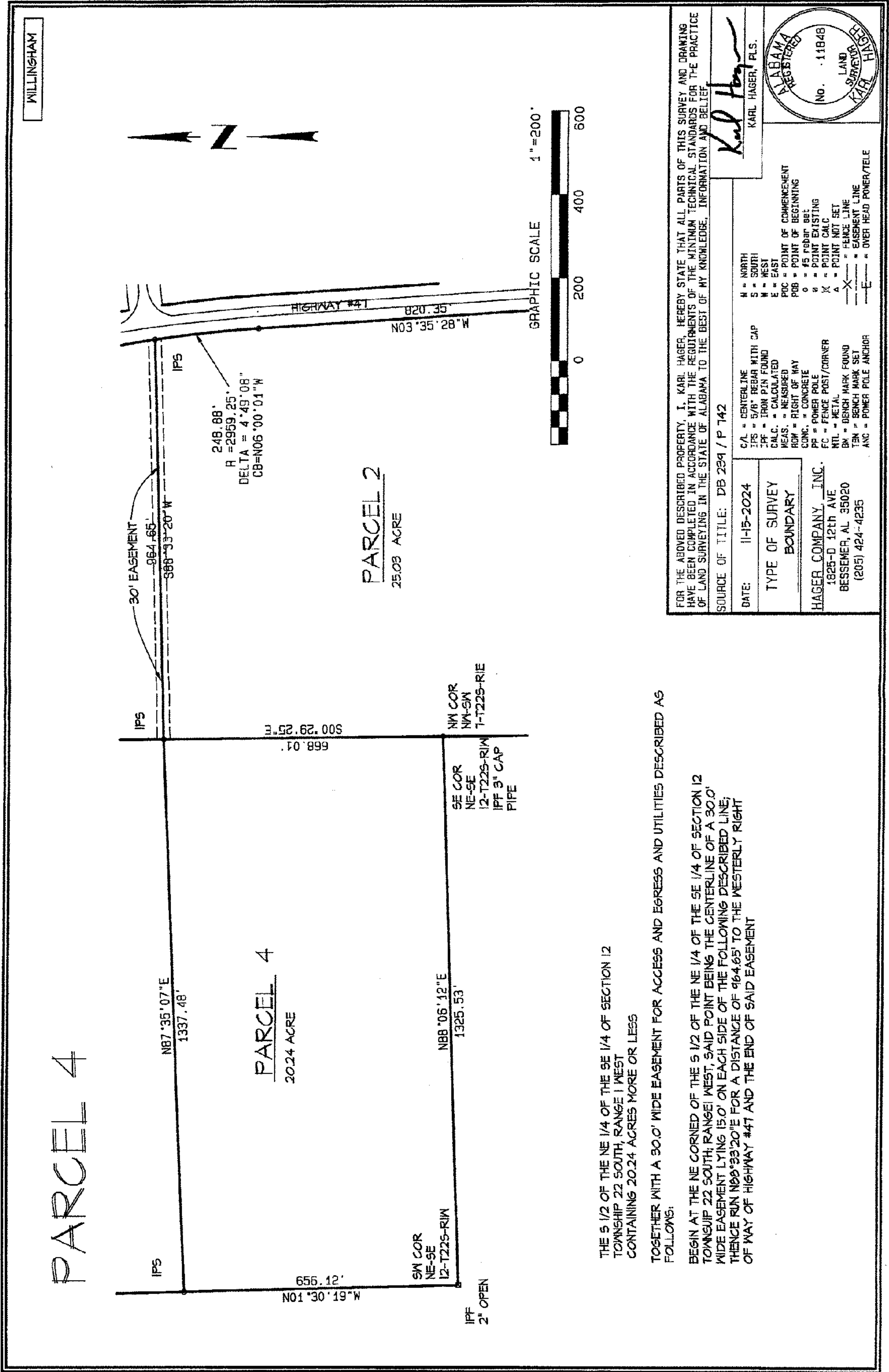


Notary Public
Commission Expires: 11/09/2026

**GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026**

This instrument prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 338
Birmingham, AL 35209
205-879-3400
FILE 225020

SEND TAX NOTICE TO:
HJB PARTNERS, LLC
300 Manhatten Lakes
Columbiana, AL 35051
ID# 29-1-12-0-000-015.000
ID# 29-1-12-0-000-013.000





BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12 TOWNSHIP 22 SOUTH RANGE 1 WEST, SAID POINT BEING THE CENTERLINE OF A 30.0' WIDE EASEMENT LYING 15.0' ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, THENCE RUN N88°33'20"E FOR A DISTANCE OF 964.65' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47 AND THE END OF SAID EASEMENT

WILLINGHAM

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name HOLLACE B. WILLINGHAM
 Mailing Address ESTATE
P.O. BOX 128
SAGINAW, AL 35137

Grantee's Name HJB PARTNERS, LLC
 Mailing Address
300 MANHATTEN LAKES
COLUMBIANA, AL 35051-3931

Property Address VACANT PARCELS 4 & 5
COLUMBIANA, AL 35051

Date of Sale 02/11/2025
 Total Purchase Price \$ 313,005.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/11/25

Print GENE W. GRAY, JR.

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 03:15:28 PM
 \$347.50 JOANN
 20250211000042080

Allie S. Bayl

