

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:

**3406 RIVER BIRCH TRL
CHELSEA, AL 35043**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Five Thousand and 00/100 (\$205,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), HJB PARTNERS LLC, in hand paid by the GRANTEE(S), HUNTER STONE and ERICA STONE, 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:

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 S1/2 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, ALL SITUATED IN SHELBY COUNTY, ALABAMA

Prior Deed Reference: Instrument No. 20250211000042080.

Subject to the following:

- 1. Permits to Alabama Power Company recorded in Deed Book 108 Page 27; Deed Book 136, Page 504 and Deed Book 236, Page 193 in the Office of the Judge of Probate of Shelby County, Alabama.**

2. 30' right of way of East side; 15' right of way of North side of SE 1/4 of NE 1/4 recorded in Deed Book 23, Page 194 in the Office of the Judge of Probate of Shelby County, Alabama.
3. 15' right of way on South side and 15' of West side of NW 1/4 of NE 1/4 of SE 1/4, Real Book 157, Page 728, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way North 15' of SW 1/4 of Ne 1/4 of SE 1/4, Deed Book 27, Page 333, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Rights of others in an to the use of the road on the North side of caption lands as shown on survey of Karl Hager, dated November 15, 2024.
6. Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, 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), 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 3rd day of April, 2025.

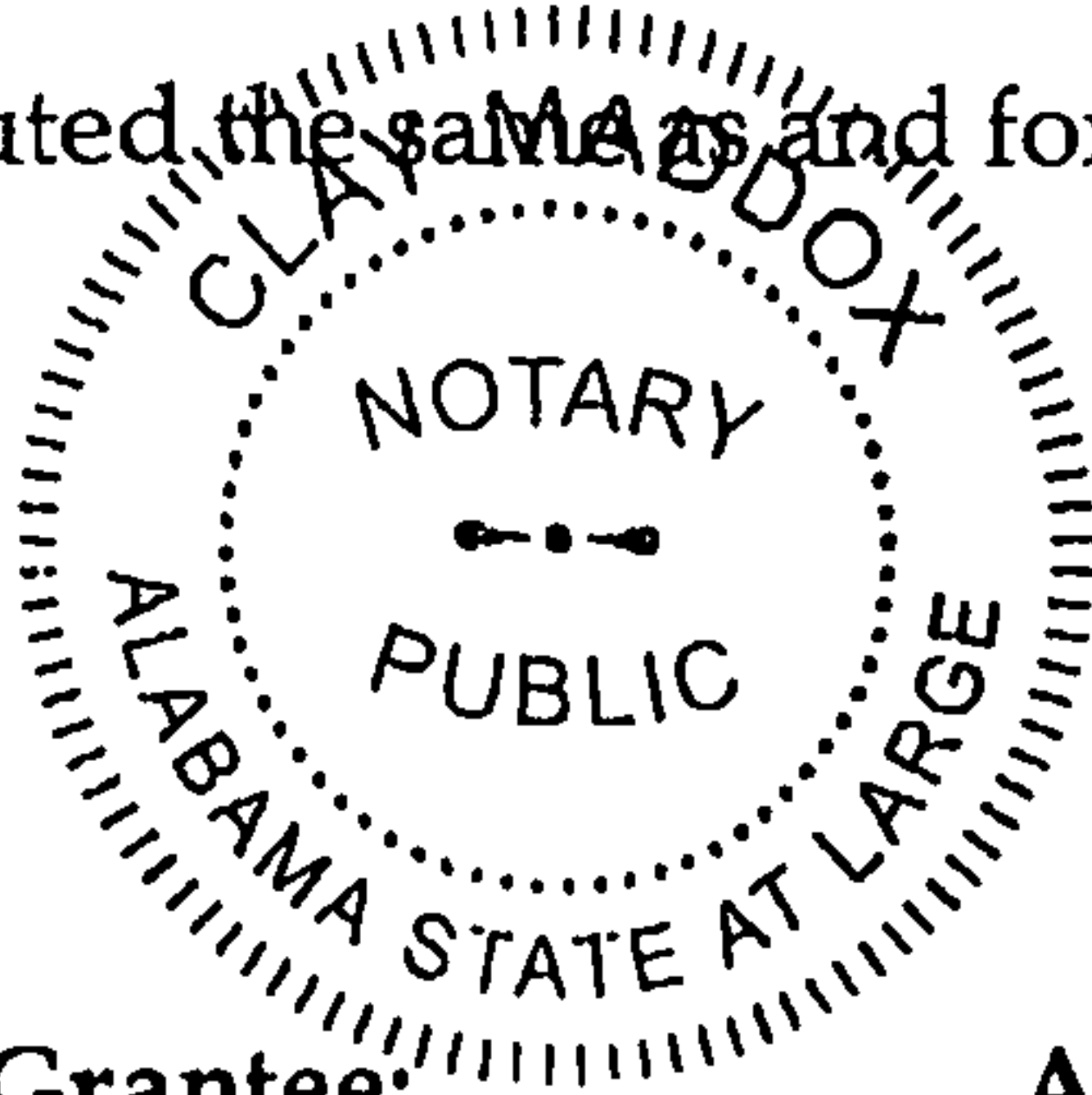
HJB PARTNERS LLC

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: 4-25-27

Address of Grantee:

3406 KMY Birch Trail
Chelsea, AL 35013

Address of Grantor:

251 Hwy 138
Wilsonville, AL 35196

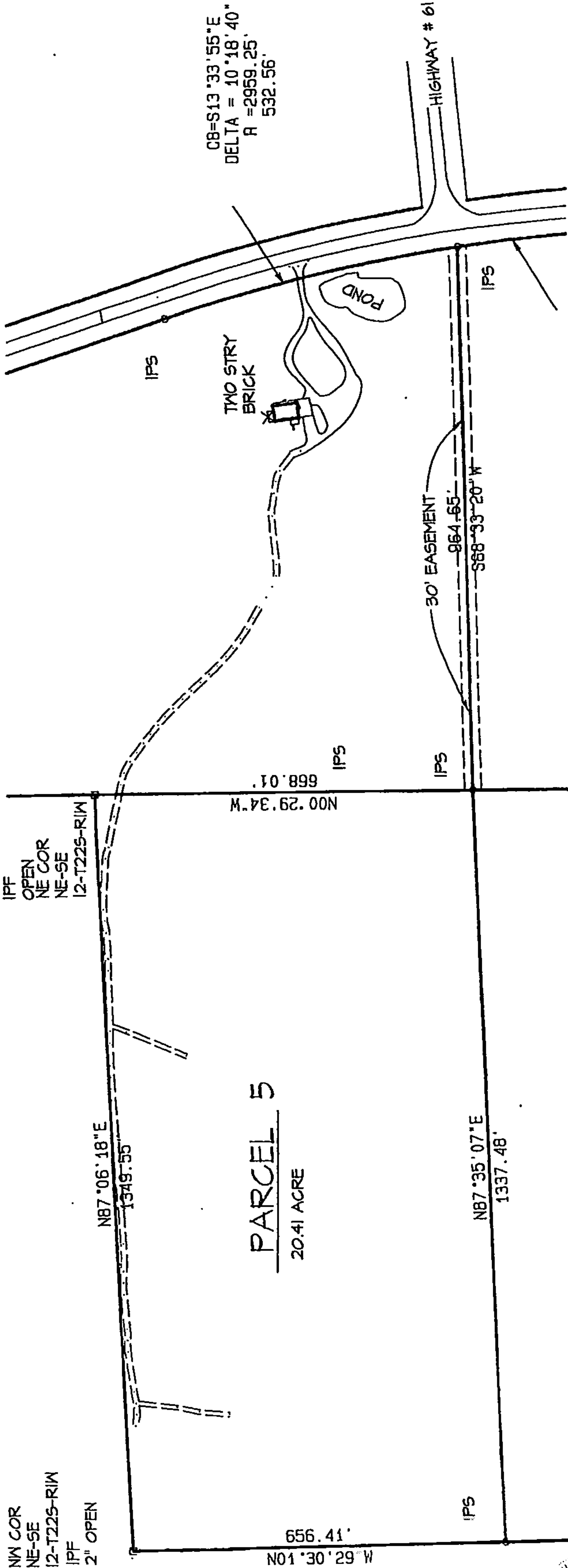
Property Address:

Lot 5 Highway 47
Columbiana, AL 35051

Real Value: \$205,000.00

WILLINGHAM

PARCEL 5



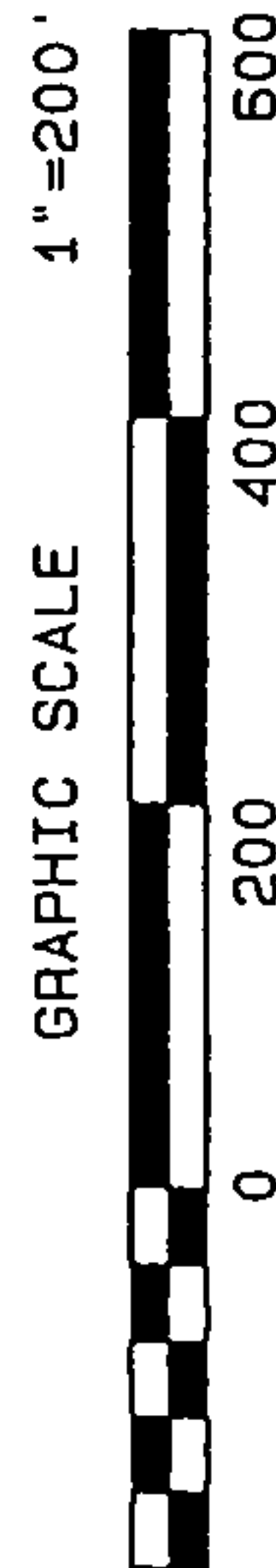
THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 WEST CONTAINING 20.24 ACRES MORE OR LESS

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 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/08/2025 03:26:29 PM
\$236.00 BRITTANI
20250508000139940



FOR THE ABOVE DESCRIBED PROPERTY, I, KARL HAGER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOURCE OF TITLE: DB 239 / P 742

DATE: 11-15-2024

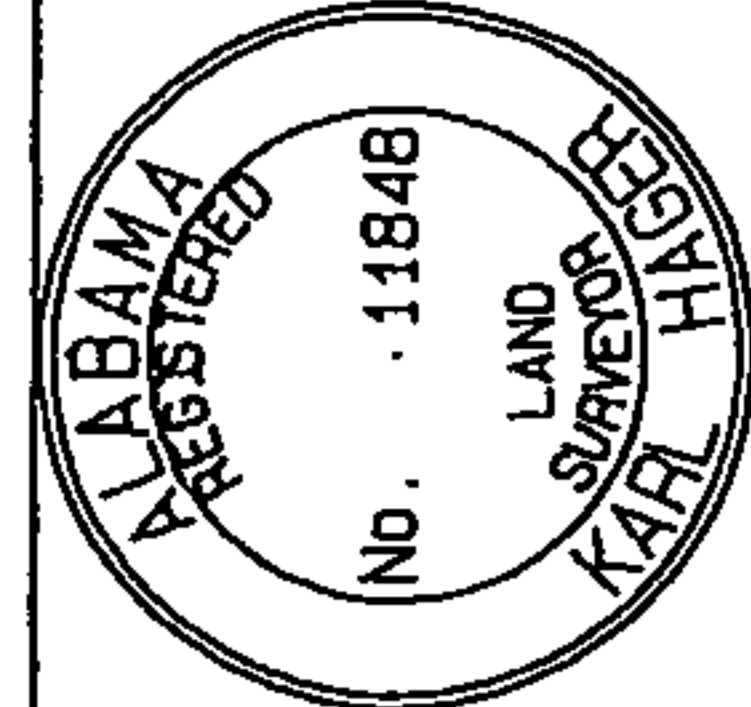
TYPE OF SURVEY
BOUNDARY

HAGER COMPANY, INC.
1825-D 12th AVE
BESSEMER, AL 35020
(205) 424-4235

C/L = CENTERLINE
IPS = 5/8" REBAR WITH CAP
IPF = IRON PIN FOUND
CALC. = CALCULATED
MEAS. = MEASURED
ROW = RIGHT OF WAY
CONC. = CONCRETE
PP = POWER POLE
FC = FENCE POST/CORNER
MTL = METAL
BM = BENCH MARK FOUND
TBM = BENCH MARK SET
ANC = POWER POLE ANCHOR

N = NORTH
S = SOUTH
W = WEST
E = EAST
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
O = #5 rebar set
B = POINT EXISTING
X = POINT CALC
Δ = POINT NOT SET
---X--- = FENCE LINE
---E--- = EASEMENT LINE
---P--- = OVER HEAD POWER/TELE

Karl Hager
KARL HAGER, PLS.



HS EUG

Alvin S. Bayl