

THIS INSTRUMENT PREPARED BY:  
J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

20250616000183140  
06/16/2025 09:09:42 AM  
DEEDS 1/2

STATUTORY WARRANTY DEED

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SEND TAX NOTICES TO:  
1391 Liberty Road  
Chelsea, AL 35043

STATE OF ALABAMA                    )  
  )       **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY                        )

WHEREAS, in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 (270,000.00) and other valuable considerations to the undersigned GRANTOR(S), **HJB PARTNERS LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **LAURIE O. DEAN**, 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, 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 INTERSECTION 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 DEGREES 03 MINUTES AND RUN IN A NORTHERLY DIRECTION A DISTANCE OF 196.92 FEET TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.**

**Prior Deed Reference: Instrument No. 20240820000259690.**

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

**NOTE: \$50,000.00 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) 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.

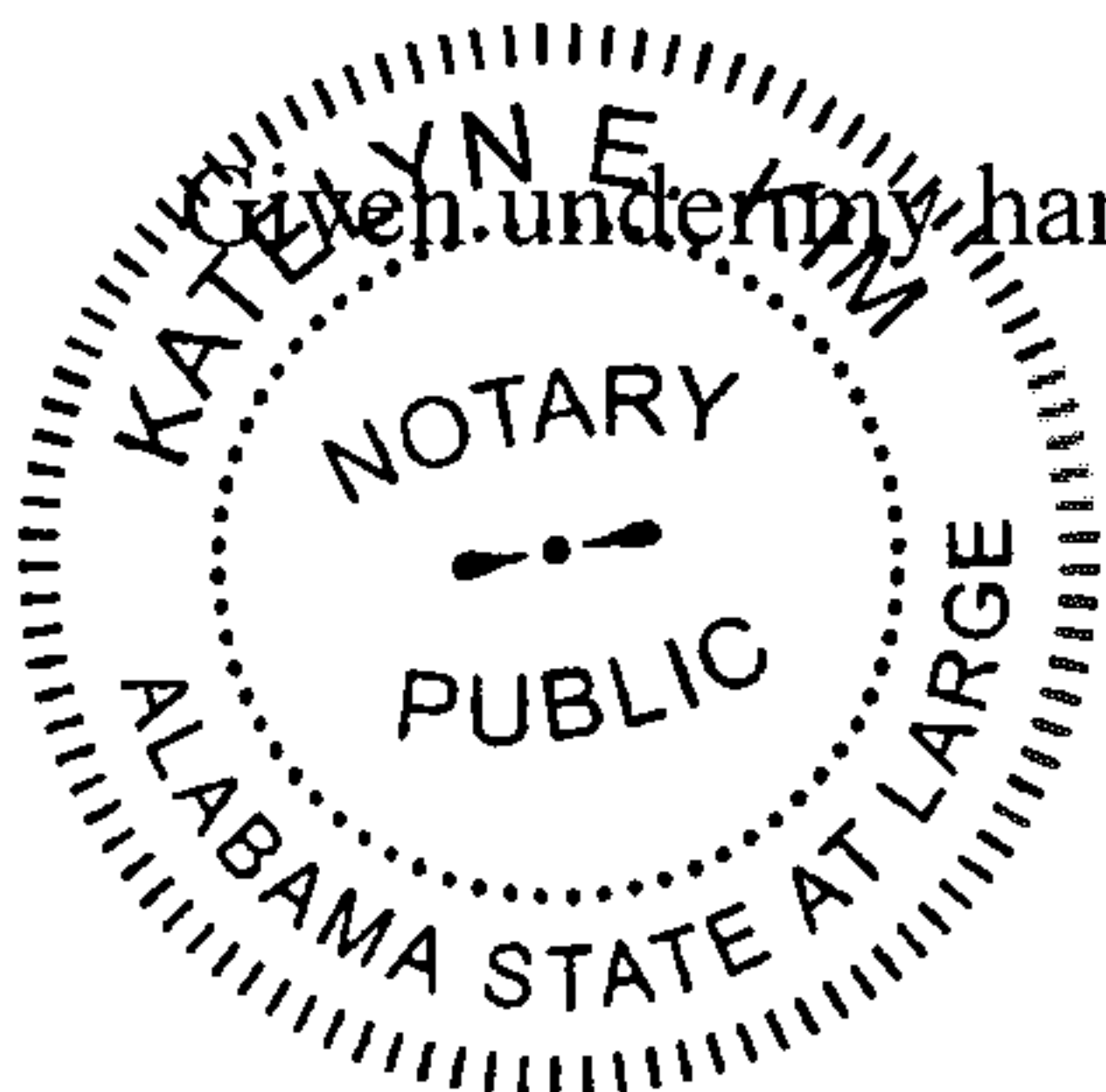
**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 29th day of May, 2025.

**HJB PARTNERS LLC, AN ALABAMA  
LIMITED LIABILITY COMPANY**

BY: *Kevin Jones*  
**KEVIN JONES, MANAGING MEMBER**

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **HJB PARTNERS LLC** 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 29<sup>th</sup> day of May, 2025.

*Katelyn Kim*  
NOTARY PUBLIC  
My Commission Expires: 12/03/2025

**Address of Grantee:**

1391 Liberty Road  
Chelsea, AL 35043

**Address of Grantor:**

251 Hwy 438  
Nelsonville, AL 35186

**Property Address:**

1391 Liberty Road, Chelsea,  
AL 35043

**Real Value: \$270,000.00**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/16/2025 09:09:42 AM  
\$245.00 BRITTANI  
20250616000183140

*Allen S. Bayl*