

SEND TAX NOTICE TO:

HJB Partners LLC
251 Highway 438
Wilsonville, AL 35186

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristi Ann Cockrell, an unmarried woman**, whose address is 424 Highway 333, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **HJB Partners LLC, an Alabama Limited Liability Company**, whose address is 251 Highway 438, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **HJB Partners LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **424 Highway 333, Columbiana, AL 35051** to-wit:

Begin at the NE Corner of the SE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°31'32"W, a distance of 155.01' to a point on the Northerly R.O.W. line of County Road 333; thence N81°10'24"W and along said R.O.W. line, a distance of 24.28' to the beginning of a curve to the left, having a radius of 500.00, a central angle of 08°16'37", and subtended by a chord which bears N85°18'55"W, and a chord distance of 72.17'; thence along the arc of said curve and said R.O.W. line, a distance of 72.23'; thence N89°27'14"W and along said R.O.W. line, a distance of 196.61' to the beginning of a curve to the right, having a radius of 350.00, a central angle of 30°29'40", and subtended by a chord which bears N74°12'24"W, and a chord distance of 184.09; thence along the arc of said curve and said R.O.W. line, a distance of 186.28'; thence N58°57'34"W and along said R.O.W. line, a distance of 165.60'; thence N89°15'04"E and leaving said R.O.W. line, a distance of 613.02' to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

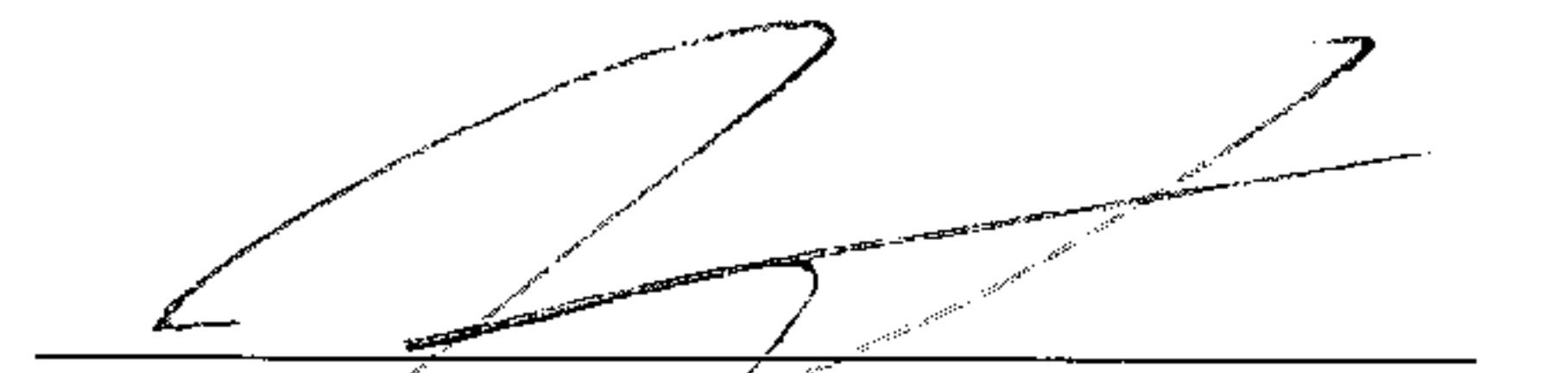
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of June, 2025.

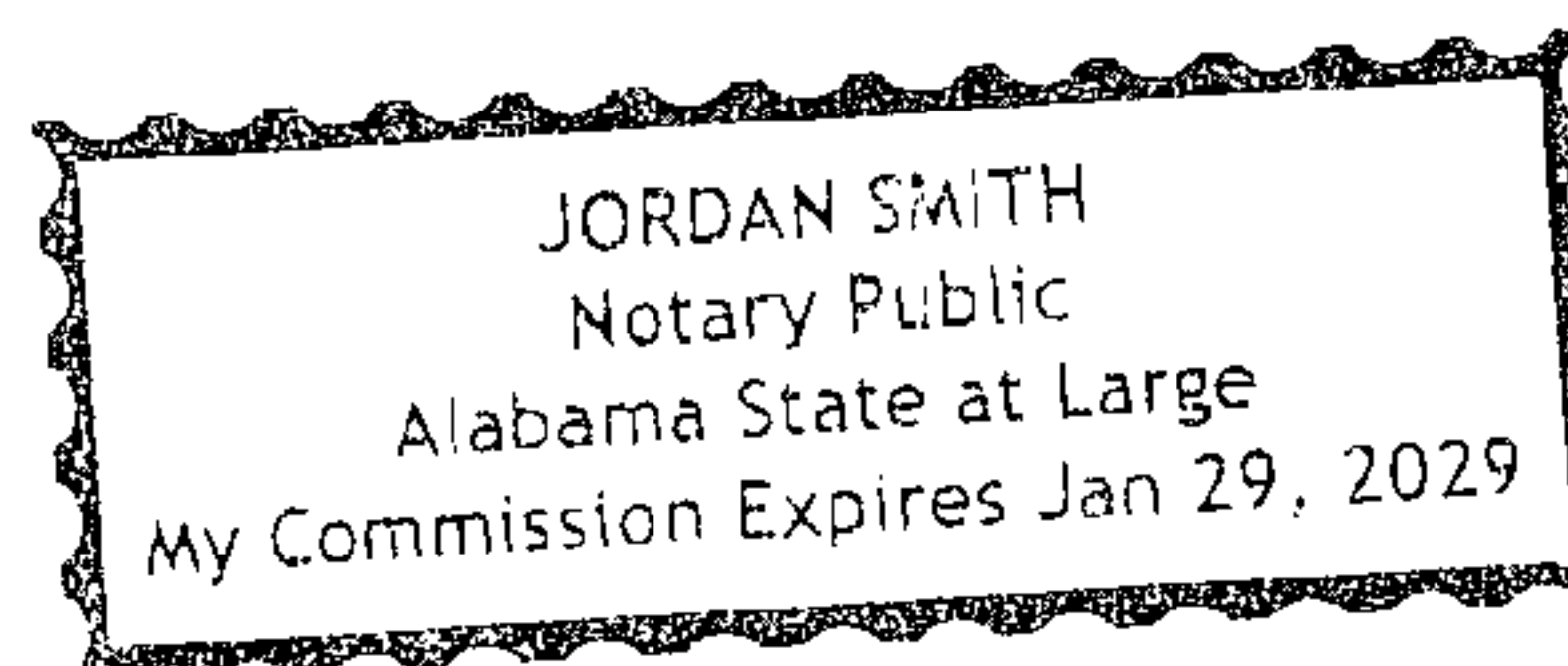

Kristi Ann Cockrell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristi Ann Cockrell whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2025.


Notary Public
My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2025 10:58:24 AM
\$225.00 PAYGE
20250630000197580

