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12/20/2019 08:59:12 AM  
DEEDS 1/4

Send tax notice to:  
**WILL ROGER REYNOLDS JR.**  
**247 CREEK HOLLOW TRAIL**  
**WILSONVILLE, AL 35186**

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

PLC1900329

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Three Thousand and 00/100 Dollars (\$83,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Greenscape Management, LLC, An Alabama Limited Liability Company**, whose mailing address is: **6340 Chelsea Road, Columbiana, AL 35051** (hereinafter referred to as "Grantors"), by **Will Roger Reynolds Jr**, whose mailing address is: **247 Creek Hollow Road, Wilsonville, AL 35186** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the property address of which is: **247 Creek Hollow Road, Wilsonville, AL 35186**, to-wit:

**TRACT 1:**

**BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE THEREOF FOR 324.08 FEET; THENCE 70 DEGREES 54 MINUTES 58 SECONDS LEFT RUN SOUTHEASTERLY FOR 259.71 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33 DEGREES 4 MINUTES 33 SECONDS, A RADIUS OF 200.00 FEET, AND AN ARC LENGTH OF 115.46 FEET; THENCE 86 DEGREES 26 MINUTES 17 SECONDS, LEFT TO CHORD RUN NORTHEASTERLY ALONG SAID CURVE A CHORD DISTANCE OF 113.86 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5 DEGREES 16 MINUTES 32 SECONDS, A RADIUS OF 421.36 FEET, AND AN ARC LENGTH OF 38.80 FEET; THENCE 19 DEGREES 10 MINUTES 33 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CURVE A CHORD DISTANCE OF 38.78 FEET; THENCE 87 DEGREES 21 MINUTES 44 SECONDS LEFT FROM CHORD RUN NORTHWESTERLY FOR 344.81 FEET; THENCE 18 DEGREES 34 MINUTES 15 SECONDS LEFT RUN NORTHWESTERLY FOR 76.73 FEET TO THE POINT OF BEGINNING.**

**ALSO, A 50-FOOT EASEMENT FOR ALL TRACTS, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF FOR 58.36 FEET; THENCE 30 DEGREES 56 MINUTES 3 SECONDS LEFT RUN NORTHEASTERLY FOR 217.09 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30 DEGREES 56 MINUTES 3 SECONDS, A RADIUS OF 270.00 FEET, AND AN ARC LENGTH OF 145.77 FEET; THENCE 15 DEGREES 28 MINUTES 2 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 144.01 FEET; THENCE 15 DEGREES 28 MINUTES 2 SECONDS RIGHT RUN EASTERLY FOR 36.51 FEET; THENCE 89 DEGREES 37 MINUTES 16 SECONDS LEFT RUN NORTHERLY FOR 343.91 FEET TO THE CENTER OF A 60-FOOT EASEMENT AND THE POINT OF BEGINNING; THENCE 16 DEGREES 28 MINUTES 34 SECONDS LEFT, RUN NORTHWESTERLY FOR 51.73 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 24 SECONDS, A RADIUS OF 300.00 FEET, AND AN ARC LENGTH OF 69.41 FEET; THENCE 6 DEGREES 37 MINUTES 42 SECONDS LEFT TO CHORD RUN NORTHWESTERLY ALONG SAID CHORD FOR 69.26 FEET TO A POINT OF A CURVE TO THE**

RIGHT, HAVING A CENTRAL ANGLE OF 6 DEGREES 35 MINUTES 47 SECONDS, A RADIUS OF 1044.83 FEET, AND AN ARC LENGTH OF 120.29 FEET; THENCE 4 DEGREES 57 MINUTES 45 SECONDS LEFT TO CHORD RUN NORTHWESTERLY ALONG SAID CHORD FOR 120.23 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 138.33 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59 DEGREES 31 MINUTES 52 SECONDS, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 181.83 FEET; THENCE 29 DEGREES 45 MINUTES 56 SECONDS RIGHT TO CHORD RUN NORTHERLY ALONG SAID CURVE A CHORD DISTANCE OF 173.76 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19 DEGREES 22 MINUTES 34 SECONDS, A RADIUS OF 396.36 FEET, AND AN ARC LENGTH OF 134.04 FEET; THENCE 39 DEGREES 27 MINUTES 13 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CURVE A CHORD DISTANCE OF 133.40 FEET; THENCE 9 DEGREES 41 MINUTES 17 SECONDS RIGHT FROM CHORD RUN NORTHEASTERLY FOR 83.81 FEET TO THE CENTERLINE OF AN EXISTING 50-FOOT EASEMENT AND THE POINT OF ENDING.

ALSO, A 50-FOOT EASEMENT FOR ALL TRACTS, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE THEREOF 150.01 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 650.88 FEET TO THE CENTER OF A CREEK; THENCE 132 DEGREES 21 MINUTES 57 SECONDS RIGHT RUN SOUTHEASTERLY ALONG THE CENTER OF SAID CREEK FOR 244.37 FEET; THENCE 4 DEGREES 19 MINUTES 46 SECONDS LEFT CONTINUE SOUTHEASTERLY ALONG CENTER OF SAID CREEK FOR 95.00 FEET; THENCE 20 DEGREES 22 MINUTES 11 SECONDS LEFT RUN SOUTHEASTERLY FOR 43.52 FEET; THENCE 6 DEGREES 3 MINUTES 36 SECONDS RIGHT RUN SOUTHEASTERLY FOR 78.70 FEET; THENCE 66 DEGREES 16 MINUTES 27 SECONDS RIGHT LEAVE CENTER OF SAID CREEK AND RUN SOUTHERLY FOR 217.36 FEET; THENCE 34 DEGREES 54 MINUTES 42 SECONDS LEFT RUN SOUTHEASTERLY FOR 25.00 FEET TO THE POINT OF BEGINNING AND TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87 DEGREES 19 MINUTES 3 SECONDS, A RADIUS OF 175.02 FEET, AND AN ARC LENGTH OF 266.73 FEET; THENCE 46 DEGREES 20 MINUTES 28 SECONDS RIGHT TO CHORD RUN SOUTHWESTERLY ALONG SAID CHORD FOR 241.66 FEET; THENCE 43 DEGREES 39 MINUTES 32 SECONDS LEFT RUN SOUTHEASTERLY FOR 222.78 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 58 MINUTES 5 SECONDS, A RADIUS OF 192.32 FEET, AND AN ARC LENGTH OF 83.81 FEET; THENCE 12 DEGREES 29 MINUTES 2 SECONDS RIGHT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR 83.15 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19 DEGREES 10 MINUTES 4 SECONDS, A RADIUS OF 422.08 FEET, AND AN ARC LENGTH OF 141.20 FEET; THENCE 2 DEGREES 54 MINUTES 34 SECONDS RIGHT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR 140.55 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7 DEGREES 22 MINUTES 44 SECONDS, A RADIUS OF 1132.00 FEET, AND AN ARC LENGTH OF 145.79 FEET; THENCE 5 DEGREES 53 MINUTES 4 SECONDS LEFT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR 145.88 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 9 DEGREES 40 MINUTES 14 SECONDS, A RADIUS OF 2325.16 FEET, AND AN ARC LENGTH OF 392.45 FEET; THENCE 1 DEGREES 8 MINUTES 45 SECONDS LEFT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR 391.99 FEET TO A POINT IN THE CENTER OF A 60-FOOT-EASEMENT AND THE POINT OF ENDING.

ALSO: A 60' EASEMENT FOR TRACT, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE THEREOF FOR 31.20 FEET; THENCE 65 DEGREES 43 MINUTES 19 SECONDS RIGHT RUN NORTHEASTERLY FOR 240.56 FEET; THENCE 71 DEGREES 56 MINUTES 39 SECONDS LEFT RUN NORTHERLY FOR 264.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 60.94 FEET; THENCE 79 DEGREES 56 MINUTES 48 SECONDS RIGHT RUN NORTHEASTERLY FOR 241.88 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 39 DEGREES 23 MINUTES 47 SECONDS, A RADIUS OF 672.43 FEET, AND AN ARC LENGTH OF 462.36 FEET; THENCE 19 DEGREES 41 MINUTES 53 SECONDS RIGHT TO CHORD RUN EASTERLY ALONG SAID CHORD FOR 453.31 FEET; THENCE 19 DEGREES 41 MINUTES 55 SECONDS RIGHT RUN SOUTHEASTERLY FOR 54.66 FEET TO A POINT OF A CURVE TO THE LEFT,

HAVING A CENTRAL ANGLE OF 56 DEGREES 37 MINUTES 19 SECONDS, A RADIUS OF 145.00 FEET, AND AN ARC LENGTH OF 143.29 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS LEFT TO CHORD RUN EASTERLY ALONG SAID CHORD FOR 137.53 FEET; THENCE RUN NORTHEASTERLY FOR 203.99 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40 DEGREES 14 MINUTES 34 SECONDS, A RADIUS OF 260.00 FEET, AND AN ARC LENGTH OF 182.61 FEET; THENCE 20 DEGREES 7 MINUTES 16 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 178.88 FEET; THENCE 20 DEGREES 19 MINUTES 12 SECONDS RIGHT RUN EASTERLY FOR 797.57 FEET; THENCE 13 DEGREES 18 MINUTES 57 SECONDS LEFT RUN EASTERLY FOR 245.79 FEET; THENCE 19 DEGREES 15 MINUTES 34 SECONDS RIGHT RUN SOUTHEASTERLY FOR 287.78 FEET; THENCE 24 DEGREES 00 MINUTES 48 SECONDS LEFT RUN NORTHEASTERLY FOR 148.48 FEET; THENCE 10 DEGREES 54 MINUTES 57 SECONDS RIGHT RUN EASTERLY FOR 227.87 FEET; THENCE 52 DEGREES 34 MINUTES 48 SECONDS LEFT RUN NORTHEASTERLY FOR 165.51 FEET; THENCE 106 DEGREES 21 MINUTES 52 SECONDS RIGHT RUN SOUTHEASTERLY FOR 63.06 FEET; THENCE 73 DEGREES 47 MINUTES 58 SECONDS RIGHT RUN SOUTHWESTERLY FOR 177.39 FEET; THENCE 52 DEGREES 24 MINUTES 57 SECONDS RIGHT RUN WESTERLY FOR 251.78 FEET; THENCE 10 DEGREES 54 MINUTES 56 SECONDS LEFT RUN SOUTHWESTERLY FOR 155.51 FEET; THENCE 24 DEGREES 00 MINUTES 47 SECONDS RIGHT RUN NORTHWESTERLY FOR 290.36 FEET; THENCE 19 DEGREES 15 MINUTES 34 SECONDS LEFT RUN WESTERLY FOR 242.61 FEET; THENCE 13 DEGREES 18 MINUTES 57 SECONDS RIGHT RUN WESTERLY FOR 804.57 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40 DEGREES 10 MINUTES 56 SECONDS, A RADIUS OF 200.00 FEET, AND AN ARC LENGTH OF 140.26 FEET; THENCE 20 DEGREES 21 MINUTES 0 SECONDS LEFT TO CHORD RUN SOUTHWESTERLY ALONG SAID CHORD FOR 137.41 FEET; THENCE 20 DEGREES 05 MINUTES 28 SECONDS LEFT RUN SOUTHWESTERLY FOR 203.99 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56 DEGREES 37 MINUTES 19 SECONDS, A RADIUS OF 205.00 FEET, AND AN ARC LENGTH OF 202.59 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS RIGHT TO CHORD RUN WESTERLY ALONG SAID CHORD FOR 194.44 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS RIGHT RUN NORTHWESTERLY FOR 54.66 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39 DEGREES 23 MINUTES 47 SECONDS, A RADIUS OF 612.43 FEET, AND AN ARC LENGTH OF 421.10 FEET; THENCE 19 DEGREES 41 MINUTES 53 SECONDS LEFT TO CHORD RUN WESTERLY ALONG SAID CHORD FOR 412.86 FEET; THENCE 19 DEGREES 41 MINUTES .53 SECONDS LEFT RUN SOUTHWESTERLY FOR 252.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED REAL PROPERTY INCLUDES A 1995 FLEETWOOD MANUFACTURED HOME COMPRISED OF TWO SECTIONS AND BEARING VIN#'S GAFLS05A23545CW12 AND GAFLS05B23545CW12 PERMANENTLY ATTACHED TO THE PROPERTY, WITH WHEELS AND AXLES REMOVED AND TO BE TAXED AND ASSESSED AS REALTY, THEREBY FORMING A PART OF THE REALTY.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$81,496.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to the Grantee, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Greenscape Management, LLC, an Alabama Limited Liability Company, by John D Paramore, its Administrative Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 12<sup>th</sup> day of December, 2019.

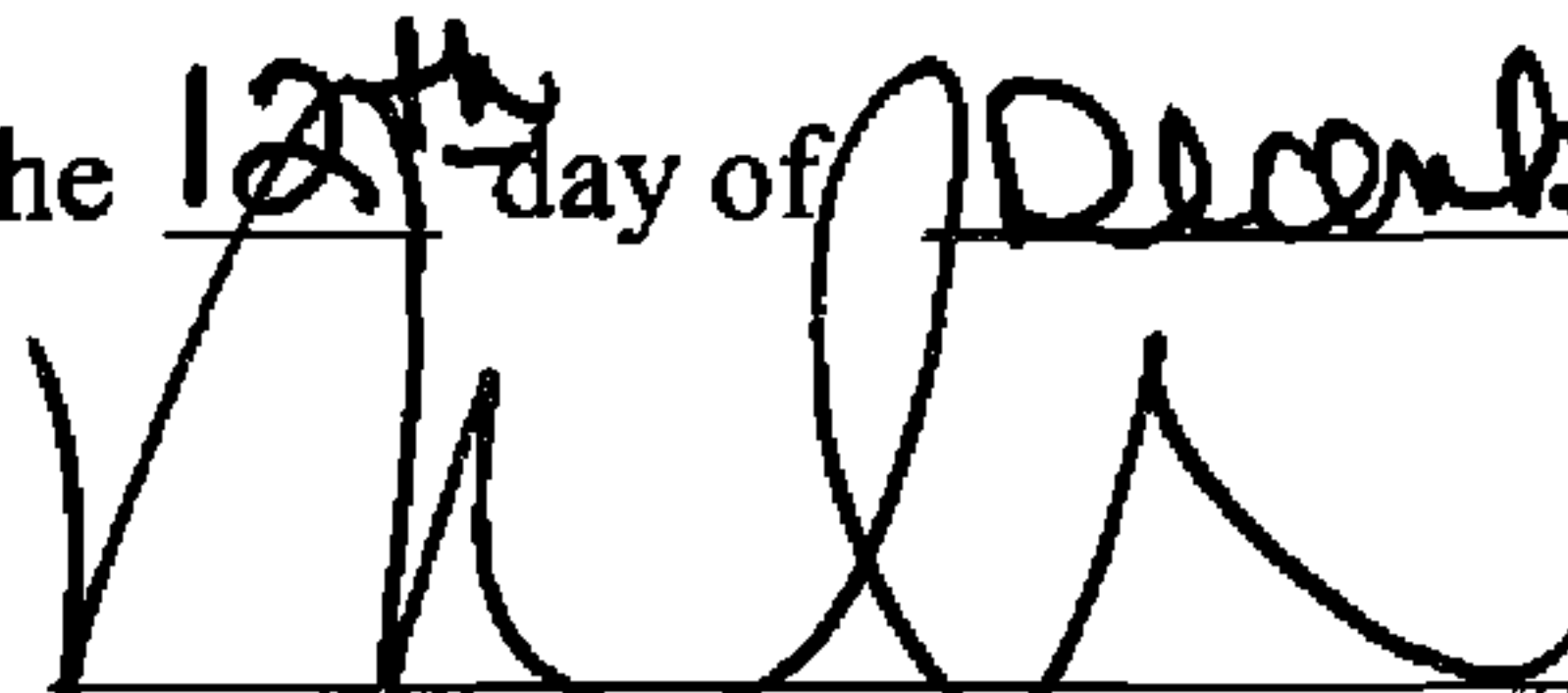
**GREENSCAPE MANAGEMENT, LLC  
AN ALABAMA LIMITED LIABILITY COMPANY**

  
**BY: JOHN D PARAMORE  
ITS: ADMINISTRATIVE MEMBER**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, , the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN D PARAMORE whose name as its ADMINISTRATIVE MEMBER of GREENSCAPE MANAGEMENT, LLC, an ALABAMA LIMITED LIABILITY COMPANY, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of December, 2019



Notary Public  
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/20/2019 08:59:12 AM  
\$33.00 CHARITY  
20191220000472180

*Alvin S. Bayl*