

**This instrument was prepared by:**

**David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209**

**Send tax notice to:**

**Greentech Management LLC  
2511 Ruffner Road  
Birmingham, Alabama 35210**

## **WARRANTY DEED**

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**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Stuart Raburn, and his wife, Mary Anna Raburn**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Greentech Management LLC**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

**A tract of land situated in the W 1/2 of the SW 1/4 of Section 9, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:  
Commence at an existing 3" capped iron pipe being the locally accepted SW corner of said Section 9, run in a Northerly direction along the West line of said section for a distance of 205.04 feet to an existing iron rebar set by Weygand and being on the North right-of-way line of Wine Ridge Lane and being the Point of Beginning; thence continue in a Northerly direction along the West line of said Section 9 for a distance of 1389.77 feet to an existing 5/8" iron rebar; thence turn an angle to the right of 153°-19'-46" and run in a southeasterly direction for a distance of 1396.60 feet to an existing iron rebar set by Weygand and being on the Northwest right-of-way line of Heatherwood Drive, said Northwest right-of-way line being on a curve, said curve being concave in a southeasterly direction and having a central angle of 2°-58'-35" and a radius of 5468.14 feet; thence turn an angle to the right (78°-14'-47" to the chord of said curve) and run in a Southwesterly direction along the arc of said curve and along the Northwest right-of-way line of said Heatherwood Drive for a distance of 284.06 feet to an existing iron rebar set by Weygand being the point of ending of said curve; thence turn an angle to the left (1°-1'-56" from the chord of last mentioned curve) and run in a Southwesterly direction along the Northwest right-of-way line of Heatherwood Drive for a distance of 133.00 feet to an existing iron rebar set by Weygand and being at a point of intersection with the Northeast right-of-way line of Wine Ridge Lane; thence turn an angle to the right of 75°-40'-32" and run in a Northwesterly direction along the Northeast right-of-way line of said Wine Ridge Lane for a distance of 53.81 feet to an existing iron rebar set by Weygand and the Point of Beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of 35.-17' and a radius of 423.06 feet; thence turn an angle to the left (16°-25'-37" to the chord of said curve) and run in a Northwesterly direction along the arc of said curve for a distance of 260.52 feet to an existing iron rebar set by Weygand and being the point of ending of said curve, and said curve being the Northeast right-of-way line of Wineridge Lane; thence turn an angle to the left (17°-38'-30" from the chord of last mentioned curve) and run**

in a Westerly direction along the Northerly right-of-way line of said Wineridge Lane for a distance of 16.99 feet, more or less, to the Point of Beginning.

**LESS AND EXCEPT any portion contained within the Heatherwood Common Area.**

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 21<sup>st</sup> day of December, 2023.




  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)
   
**Stuart Raburn** **Mary Anna Raburn**

**STATE OF ALABAMA**

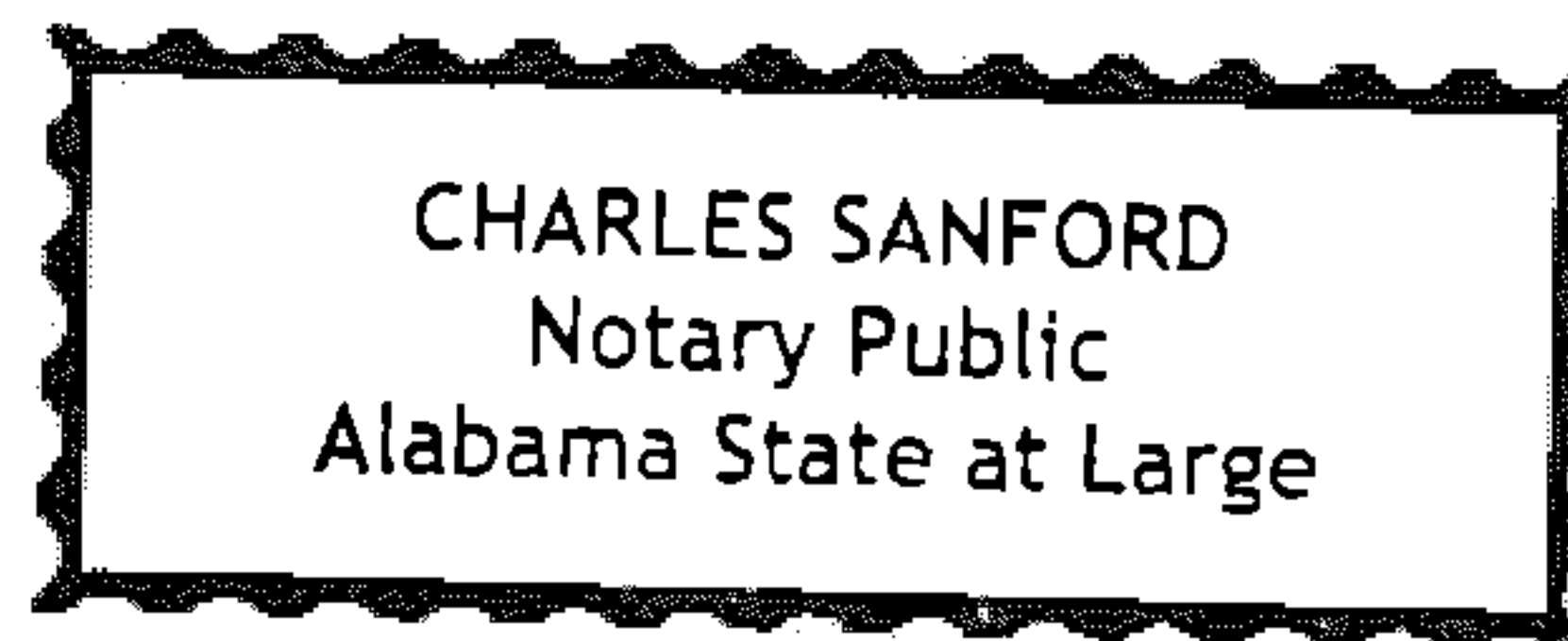
**SHELBY COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Stuart Raburn and Mary Anna Raburn**, whose names are signed to the foregoing conveyance, and who 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 21<sup>st</sup> day of December, 2023.


  
 \_\_\_\_\_ Notary Public

My Commission Expires: 04-23-2025



**REAL ESTATE SALES VALIDATION FORM**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **Stuart Raburn**

Date of Sale: **December 22nd, 2023**

Grantor Name: **Mary Anna Raburn**

Mailing Address: **110 Coshatt Trail  
Birmingham, Alabama, 35244**

Total Purchase Price: **\$220,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **11 acres on Heatherwood Dr  
Hoover, Alabama, 35244**

Grantee Name: **Greentech Management LLC**

Mailing Address: **2511 Ruffner Road  
Birmingham, AL, 35210**

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

Appraisal

Sales Contract

Other \_\_\_\_\_

Closing Statement

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 Section 40-22-1 (h).

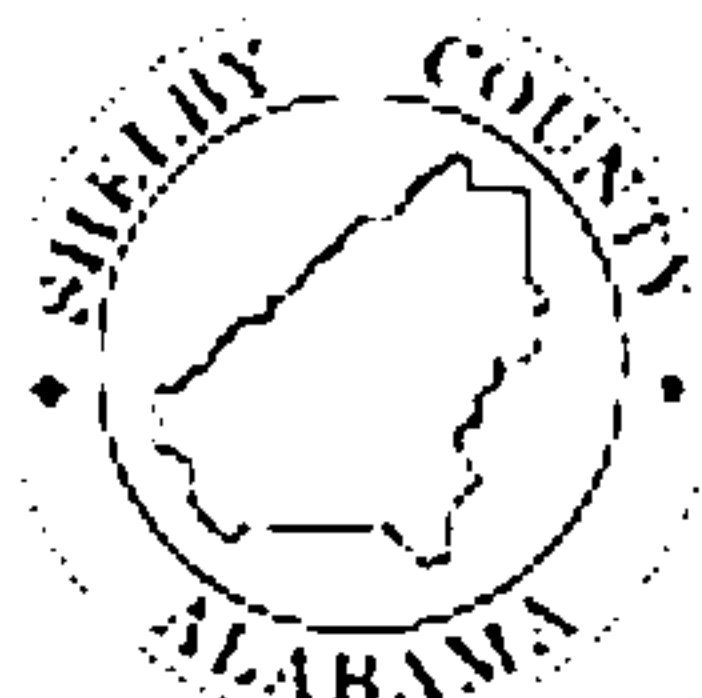
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **12/22/23**

Print: Colman J. Simmons

Unattested \_\_\_\_\_  
(verified by)

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2023 11:50:50 AM  
\$248.00 JOANN  
20231227000370360

*Allen S. Beagl*