

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Marilyn J. Russell, an unmarried person, William S. Jones, a married person,
and
Marilyn J. Russell, as Trustee of, The Marilyn J. Russell Trust, created under the
Estate of Kathryn F. Brown, Probate Case Number PR 2010-000464**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Greentech Management LLC, an Alabama Limited Liability Company

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

The described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 22 and the Northeast one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama

Commence at a 1" pipe in place being the Northeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 89° 32' 11" West along the North boundary of said quarter-quarter for a distance of 110.63 feet (set 'A' rebar CA-0114-LS), to a point on the Westerly right-of-way of Shelby County Highway 25, said point being the point of beginning. From this beginning point continue South 89° 32' 11" West along the North boundary of said quarter-quarter section of said Section 22 for a distance of 1218.63 feet to a 2" pipe in place being the Northwest one-fourth of said Northwest one-fourth of the Southwest one-fourth of Section 22, said corner also being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East; thence proceed South 89° 27' 3" West along the North boundary of said Northeast one-fourth of the Southeast one-fourth of said Section 21 for a distance of 1359.67 feet to a 1/2" rebar in place, said point being the Northwest corner of said quarter-quarter section; thence proceed South 00° 36' 35" East along the West boundary of said quarter-quarter section and along a barbed wire fence for a distance of 1326.81 feet to a 2" pipe in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 89° 09' 11" East along the South boundary of said quarter-quarter section and along a barbed wire fence for a distance of 1358.69 feet to a 1/2" pipe in place being the Southwest corner of said Northeast one-fourth of the Southeast one-fourth; thence proceed North 00° 37' 41" West along the East boundary of said quarter-quarter section for a distance of 1006.50 feet to a capped rebar in place (Paragon CA-0082-LS), said point being located on the East boundary of said Section 21 and the West boundary of said Section 22; thence proceed South 89° 27' 48" East for a distance of 1104.59 feet (set W rebar CA-0114-LS) to a point on the Westerly right-of-way of said Shelby County Highway 25; thence proceed Northeasterly along the Westerly right-of-way of said highway and along the curvature of

a concave curve right having an arc distance of 351.63 feet and a radius of 5108.34 feet for a chord bearing and distance of North 18° 34' 53" East, 351.56 feet to the Point of Beginning.

Subject to: (1) 2025 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

The following covenants and restrictions shall run with the land:

- 1) Subject property shall not be developed as a mobile home/manufactured home community or a Recreational Vehicle Campground.
- 2) Single family residence community is allowed (stick built homes).
- 3) Mobile home/manufactured homes to be allowed with maximum of one unit per 5 acres.
- 4) A temporary mobile unit may be used during subdivision construction until completion of development.

The above described property does not constitute the homestead of William S. Jones or his spouse.

Kathryn F. Brown, Kathryn F. Jones, and Kathryn M. Florey were one and the same person.

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

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

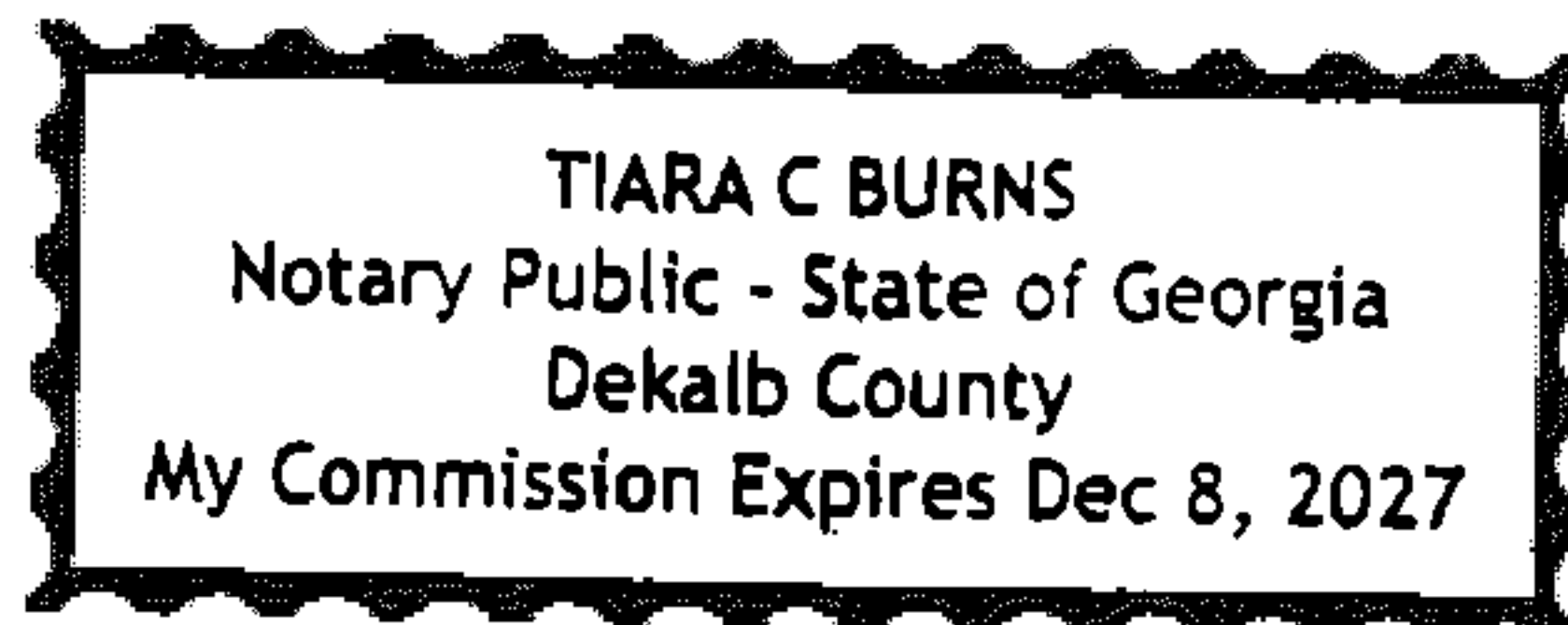
IN WITNESS WHEREOF, I have set my hand and seal, this 16 day of April, 2025.

William S. Jones (Seal)
William S. Jones

STATE OF GEORGIA
TULTON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **William S. Jones**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2025.



Tiara C Burns
Notary Public

My Commission Expires: 12-08-2027

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

16th day of April, 2025.

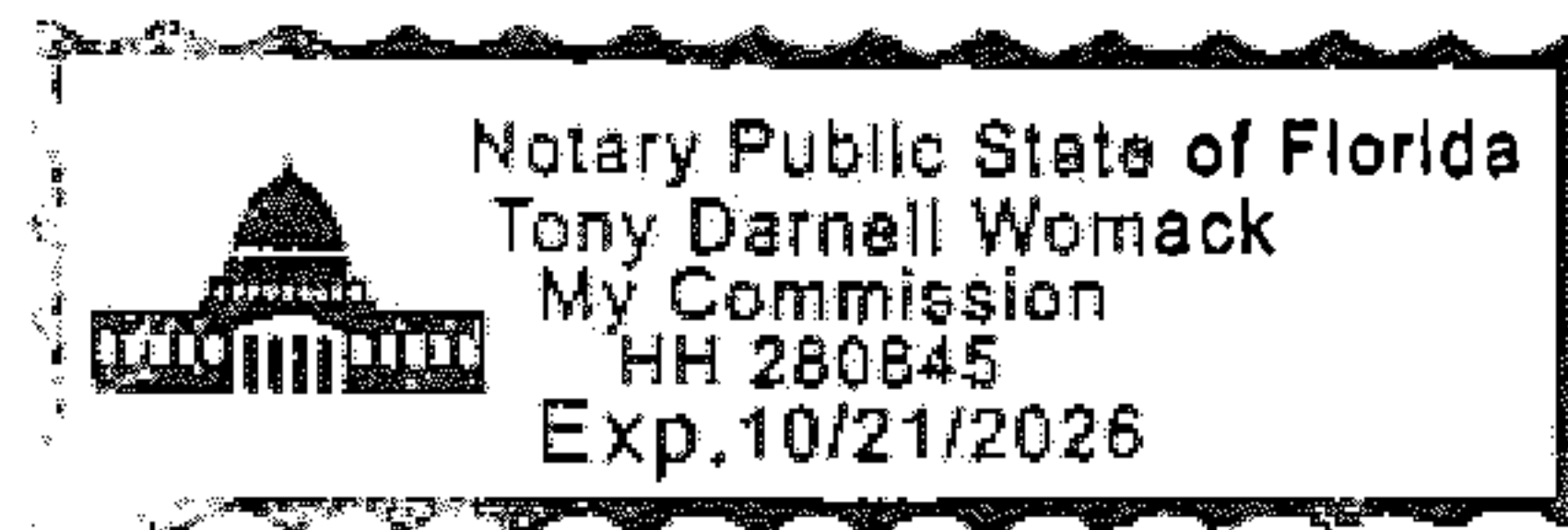
The Marilyn J. Russell Trust

Marilyn J. Russell (Seal)
BY: Marilyn J. Russell
ITS: Trustee

STATE OF FLORIDA
ESCAMBIA COUNTY

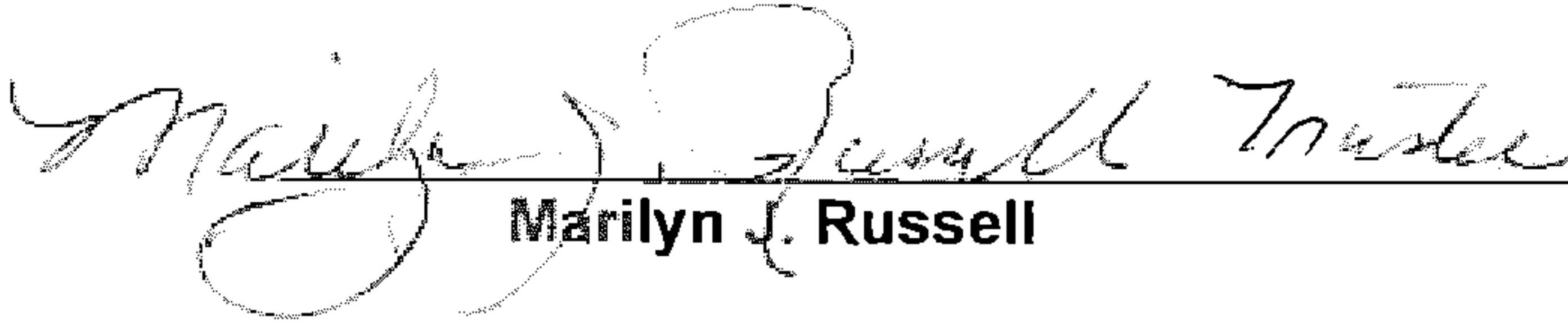
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Marilyn J. Russell** as **Trustee** of **The Marilyn J. Russell Trust**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2025.



[Signature]
Notary Public
My Commission Expires: 21 OCT 2026

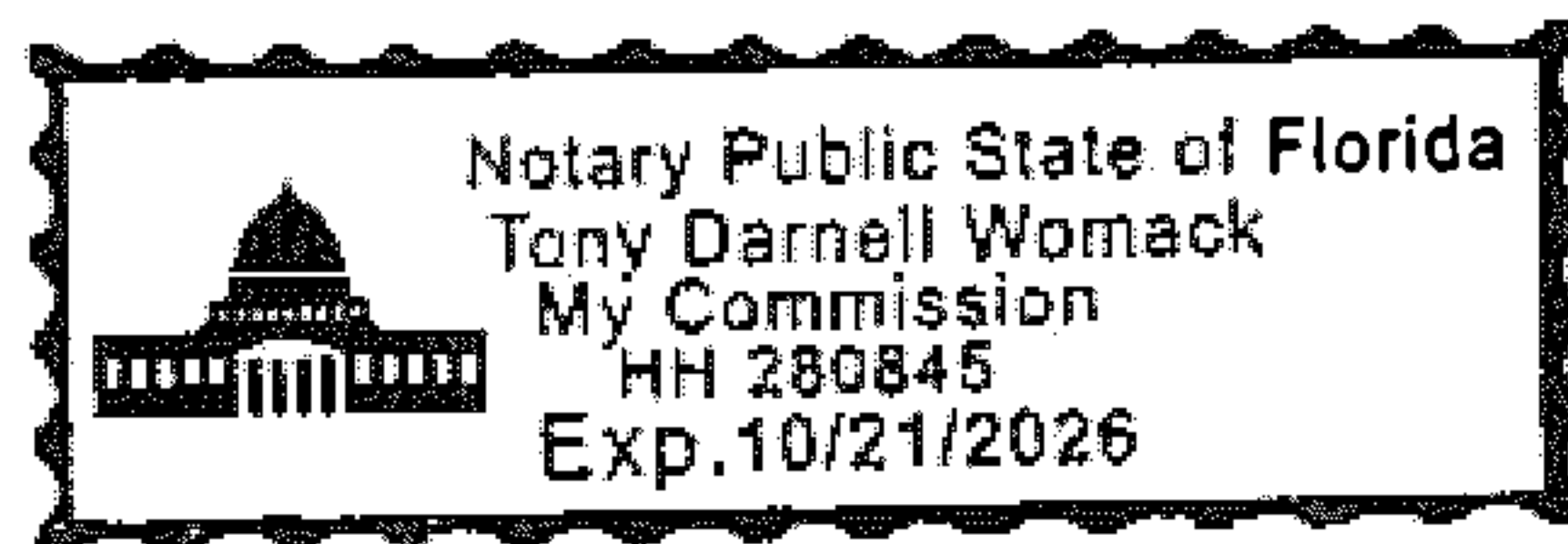
IN WITNESS WHEREOF, I have set my hand and seal, this 16th day of April,
2025.

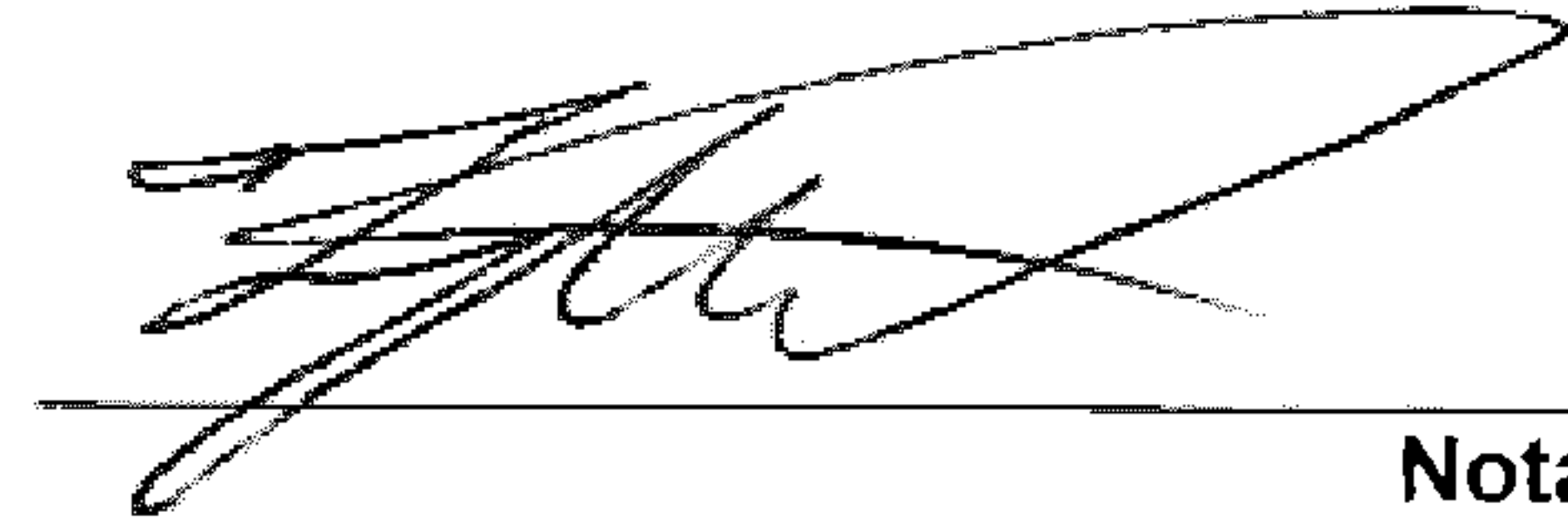
 (Seal)
Marilyn J. Russell

STATE OF FLORIDA
ESCAMBIA COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Marilyn J. Russell**, whose name 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, she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 16th day of April, 2025




Notary Public

My Commission Expires: 21 OCT 2026

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **The Marilyn J. Russell Trust**Mailing Address: **40967 Alabama 25
Vincent, Alabama, 35178**Date of Sale: **April 18th, 2025**Total Purchase Price: **\$375,000.00**

Or

Actual Value: \$ _____

Or

Property Address: **40967 Alabama 25
Vincent, Alabama, 35178**Grantee Name: **Greentech Management LLC**
Mailing Address: **2511 Ruffner Road
Birmingham, AL, 35210**

Assessor's Market Value: \$ _____

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: **April 18, 2025**

Print: _____

☐ Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****04/21/2025 02:06:46 PM****\$414.00 JOANN****20250421000118040***Allen S. Bayl*