

This instrument prepared by:
WAYNE MICHAEL JONES
Attorney at Law
59 Choctaw Lane
Birmingham, AL 35124

Send Tax Notice To:
BETRE SIX MANAGEMENT, LLC
400 1ST Avenue West
Alabaster, Alabama 35007

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE

WARRANTY DEED,

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

That in consideration of TEN DOLLARS (\$10.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, ROBERT J. REUSE (a single man), ROGER E. REUSE (a married man), and KENNETH W. BETTINI (a married man), (herein referred to as **Grantors**) do grant, bargain, sell and convey unto **BETRE 6 MANAGEMENT, LLC**, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama to-wit:

As described in "Exhibit A" attached hereto and made a part hereof.

Subject to: Easements, leases, building lines and restrictions recorded in the office of the judge of Probate. Any title to all minerals within and underlying the premises not owned by the Grantor, together with all mining rights and other rights, privileges and immunities relating thereto.

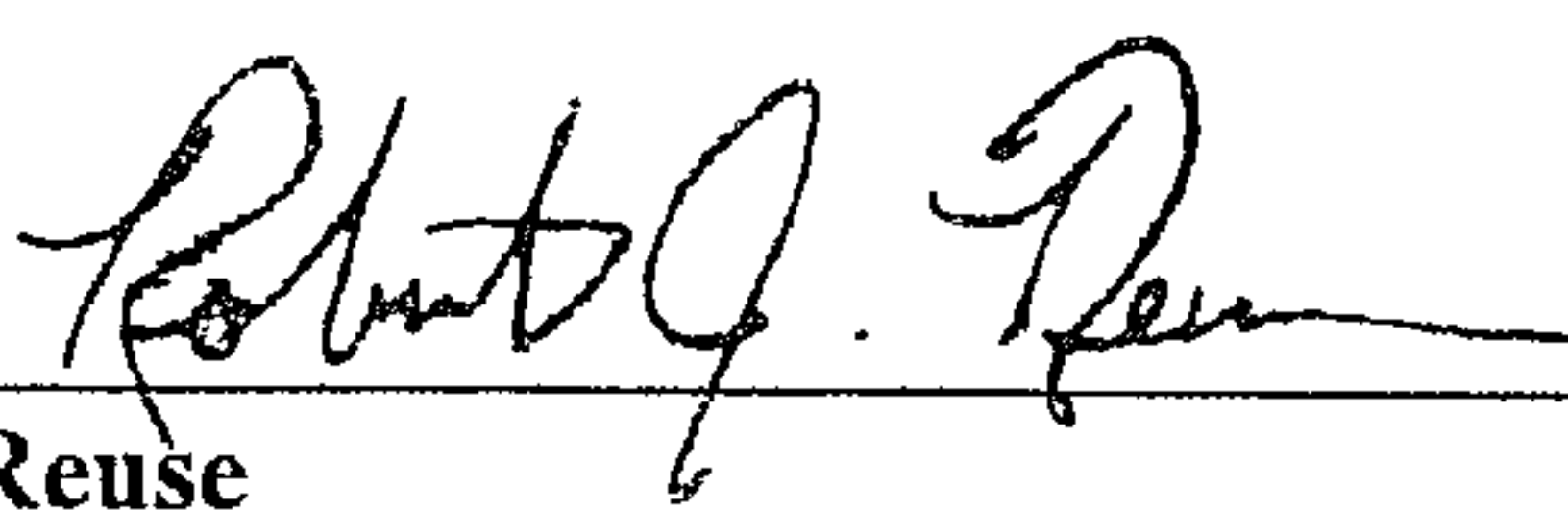
This property is not now, nor has it ever been the homestead of any Grantor or any spouse of the Grantors.

This Conveyance is executed individually by Robert J. Reuse, Roger E. Reuse and Kenneth W. Bettini, who were all of the stockholders, officers and directors of Betre Realty Company, Inc. Betre Realty Company, Inc., filed for dissolution on December 29, 2022. See attached **EXHIBIT "B"** for company documents.

TO HAVE AND TO HOLD to the said **GRANTEE, BETRE 6 MANAGEMENT, LLC.**, in fee simple together with every contingent remainder and right of reversion.

And We do, for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEE**, its heirs 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 I 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 the said **GRANTEE**, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of July, 2025.



Robert J. Reuse



Roger E. Reuse



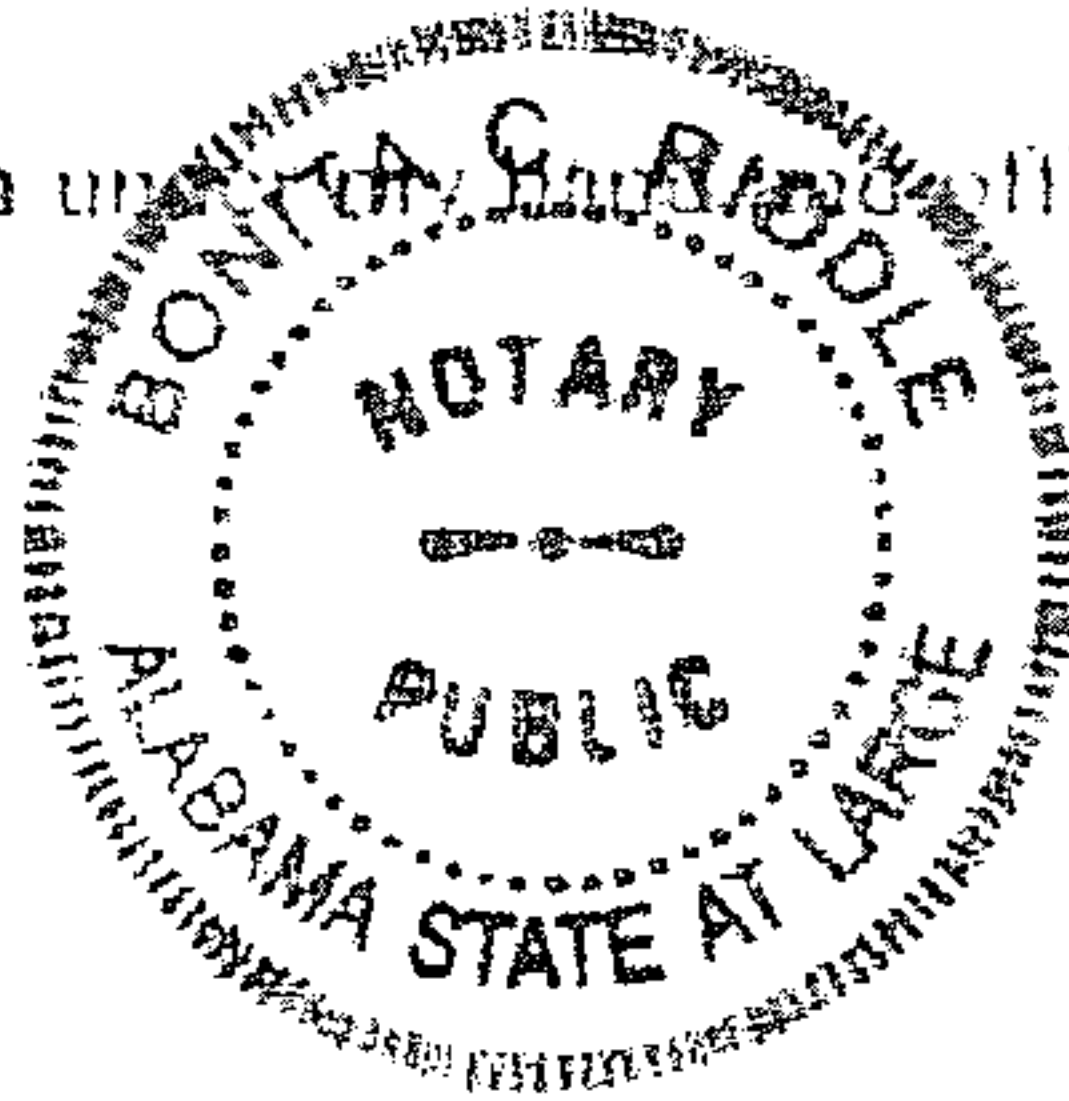
Kenneth W. Bettini

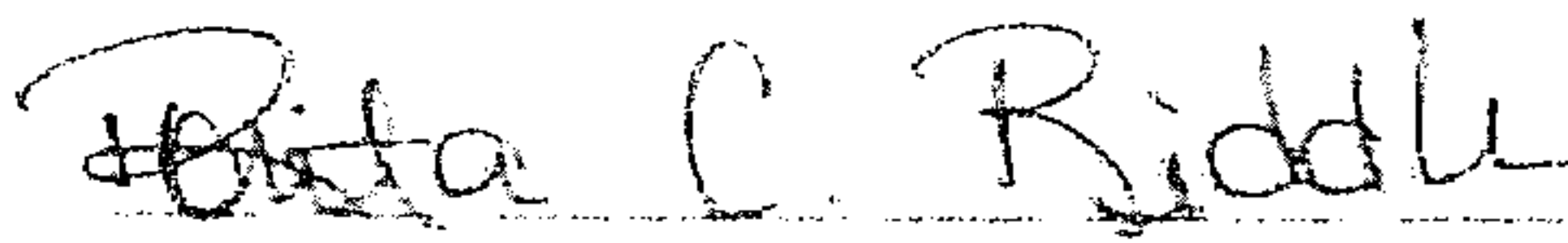
STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Robert J. Reuse** 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 7 day of July, A.D., 2025.





Notary

My Commission expires:

5/6/29

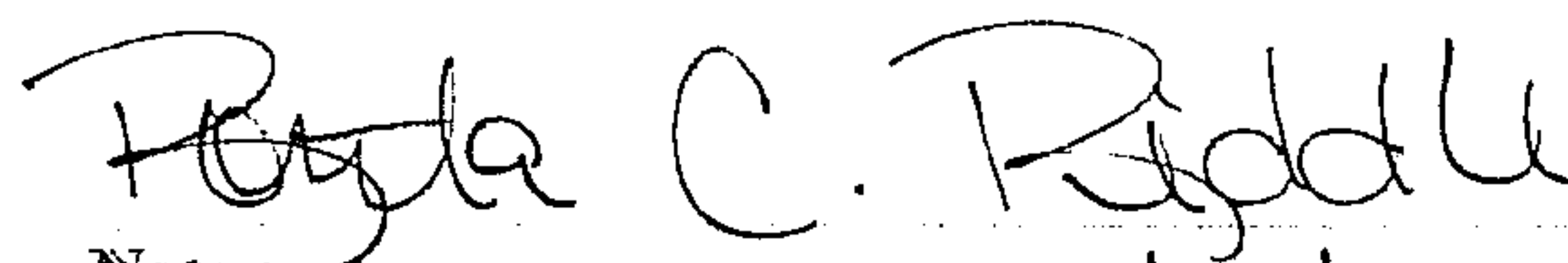
Public

STATE OF ALABAMA)
Shelby COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Roger E. Reuse**, 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 8 day of July, A.D., 2025.



Notary

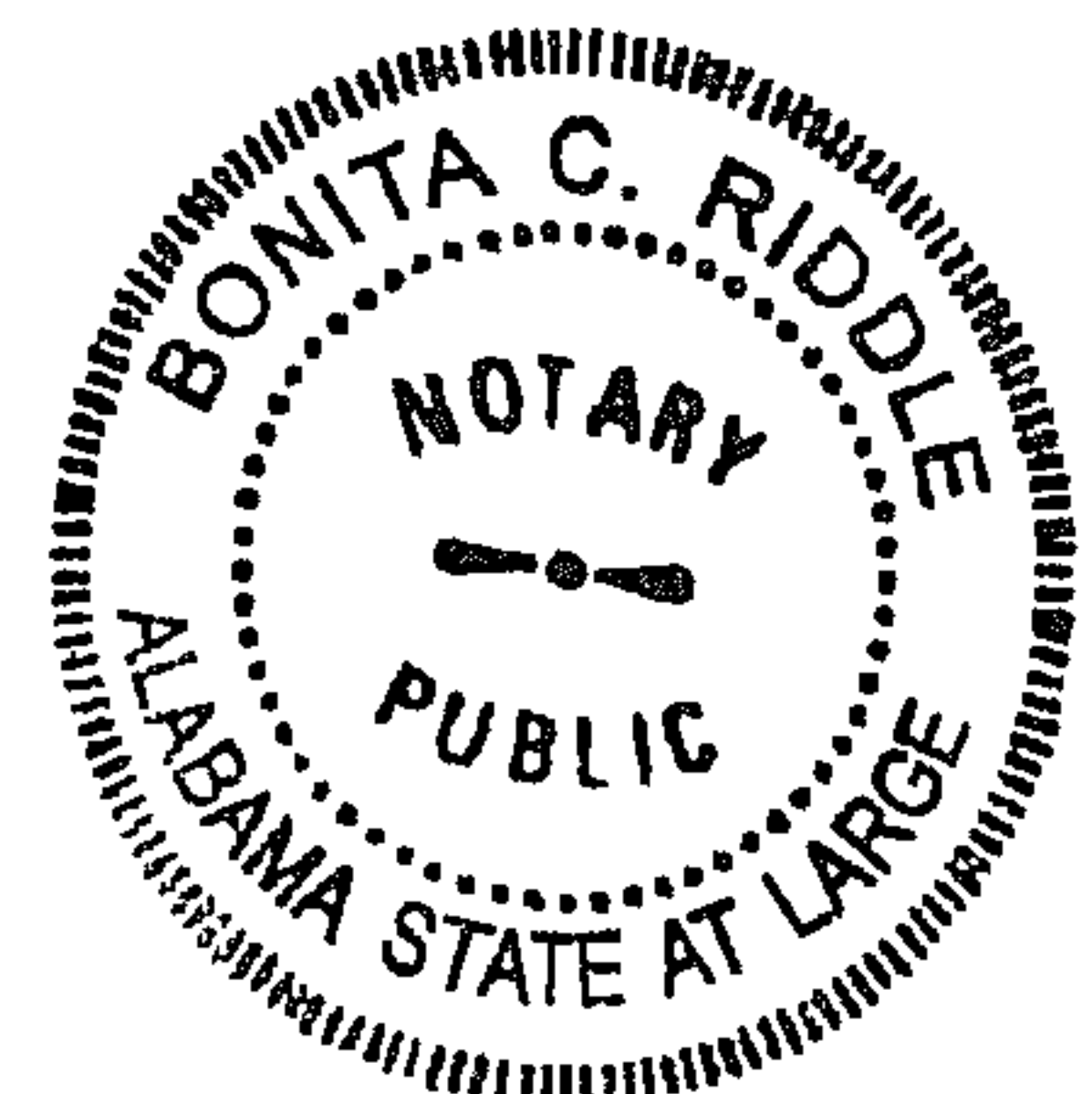
My Commission expires:

5/6/29

Public

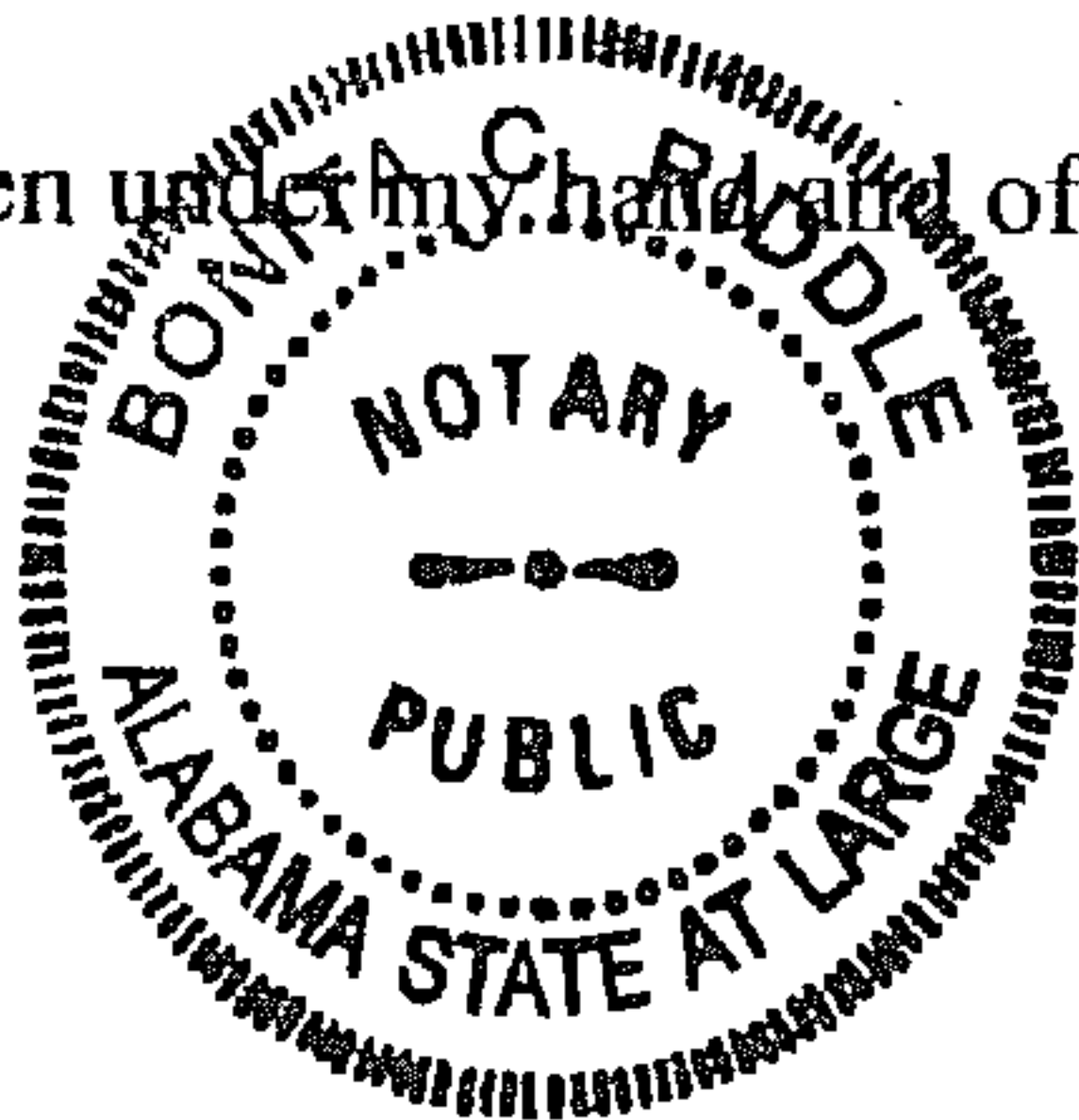
STATE OF ALABAMA)
Shelby COUNTY)

ACKNOWLEDGMENT



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Kenneth W. Bettini**, 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 8 day of July, A.D., 2025.



Bonita C. Riddle

Notary

My Commission expires: 5-6-29

Public

Source of Title: Shelby County, Alabama, Judge of Probate Instrument 20160104000000770 as recorded on 01/04/2016.

EXHIBIT "A"

A part of the NE1/4 of the NE1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NE Corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°24'19"W a distance of 201.21'; thence S01°03'18"W a distance of 225.60'; thence N68°53'16"E a distance of 12.83'; thence S00°14'47"E a distance of 213.05' to the POINT OF BEGINNING; thence continue S00°14'47"E a distance of 152.40'; thence S87°14'55"W a distance of 69.60' to the Easterly line of a 100' Alabama Power Company Easement, as recorded in Deed Book 103, Page 60; thence N32°39'35"W and along said east line of Alabama Power Company Easement a distance of 148.96'; thence N78°30'48"E and leaving said Alabama Power Company Easement a distance of 152.30' to the POINT OF BEGINNING.

Together with a non-exclusive easement for ingress and egress being more particularly described as follows:

Commence at the NE Corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°24'19"W a distance of 201.21'; thence S01°03'18"W a distance of 225.60' to the POINT OF BEGINNING OF SAID EASEMENT; thence N68°53'16"E a distance of 12.83'; thence S00°14'47"E a distance of 102.92' to the westerly line of an existing 30.00' access easement, as recorded in Instrument #20090608000217060; Thence S04°22'41"W and along said westerly line of access easement a distance of 264.32'; thence S87°14'55"W and leaving said westerly line of access easement a distance of 8.70'; thence N00°14'47"W a distance of 355.32'; thence N68°53'16"E a distance of 19.28' to the POINT OF BEGINNING OF SAID EASEMENT.

EXHIBIT "B"

Copies of dissolution, conversions, mergers and amendments for Betre Realty Company, Inc and Betre 6 Management, LLC are attached hereto.

STATE OF ALABAMA

DOMESTIC BUSINESS CORPORATION
ARTICLES OF DISSOLUTION

PURPOSE: In order to dissolve a Business Corporation (formerly known as For-Profit Corporation) under Sections 10A-1-9.11 and 10A-2A-14.03 of the *Code of Alabama 1975*, these Articles of Dissolution and the appropriate filing fee must be filed with the Office of the Alabama Secretary of State.

1. The current recorded name of the Corporation:

Betre Realty Company, Inc.

2. Alabama Entity ID Number (Format: 000-000-000): 000 - 355 - 584 **TO OBTAIN ID NUMBER,** go to our website at www.sos.alabama.gov, click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. **This step is strongly recommended**

3. The date the dissolution was authorized: 12 / 29 / 2022

Item 4, 5, or 6 MUST be checked/completed with any appropriate attachments.

4. ☒ The dissolution was approved by the stockholders. The number of votes entitled to be cast on the proposal to dissolve was 2 (this information is required for item a or b).

Complete one of the following:

a. The total number of votes cast for dissolution was _____ and the total number of votes cast against dissolution was _____

b. The total number of undisputed votes cast for dissolution was 2 which was a sufficient number of votes to approve dissolution.

5. ☐ Dissolution by voting groups was required, the information required in item 4 above is provided for each voting group and is attached to and made part of this Articles of Dissolution document.

6. ☒ The dissolution was approved by written consent of all stockholders under Section 10A-2A-14.02(f) and a copy of the written consent or consents signed by all the stockholders of the corporation is attached to and made part of this Articles of Dissolution document.

(For SOS Office Use Only)

Alabama
Sec. Of State
000-355-584 D/C
Date 12/29/2022
Time 14:14:00
File \$100.00
County -----
Total \$100.00

DOMESTIC BUSINESS CORPORATION ARTICLES OF DISSOLUTION

7. The Articles of Dissolution are effective on the date the document is filed in the Office of the Alabama Secretary of State. The corporation may file a Revocation of Dissolution with the Office of the Alabama Secretary of State within 120 days of the effective date. After the 120 days for revocation lapse, a corporation cannot revoke or reinstate it must be filed as a new Certificate of Formation.

12 / 29 / 2022
Date (MM/DD/YYYY)

Robert Reuse

Signature as required by 10A-2A-1.20

Treasurer

Title/capacity to sign under 10A-2A-1.20

MINUTES OF ACTIONS BY CONSENT OF
THE SHAREHOLDERS AND DIRECTORS

COPY

OF

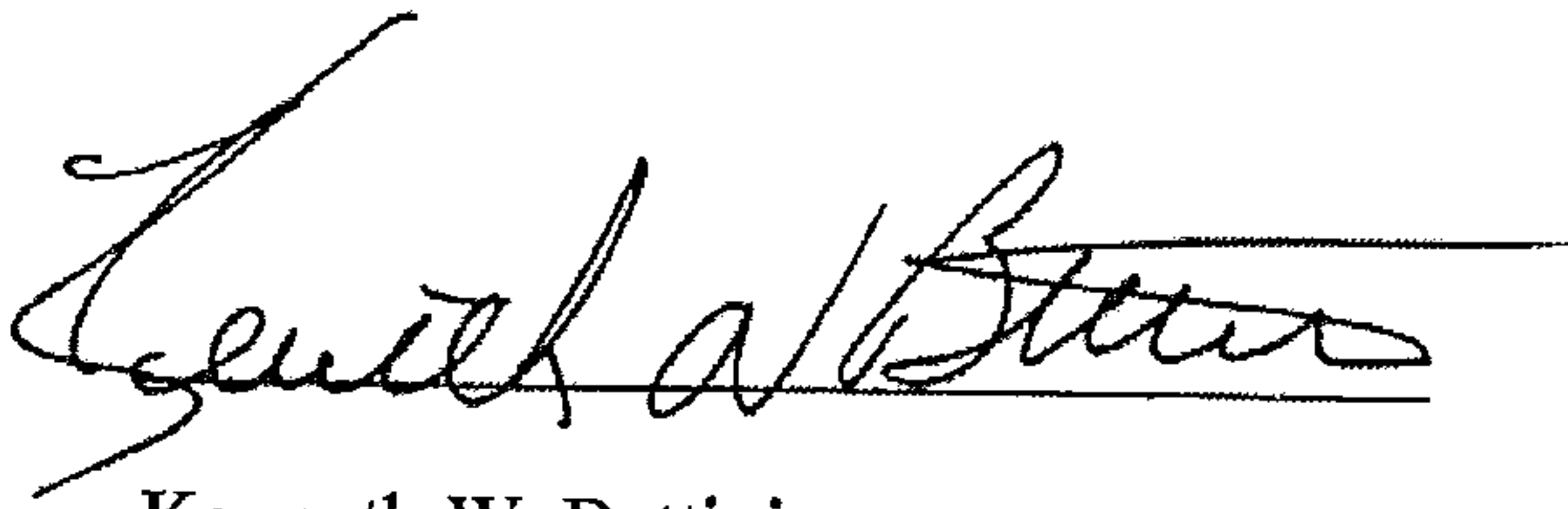
BETRE REALTY COMPANY, INC. IN LIEU OF A MEETING

The following actions were taken by consent of the Shareholders and Directors of **Betre Realty Company, Inc.**, an Alabama corporation, through this instrument effective on the _____ day of June, 2018, in lieu of a meeting pursuant to Section 10A-2-7.04 and Section 10A-2-8.21, Code of Alabama (1975).

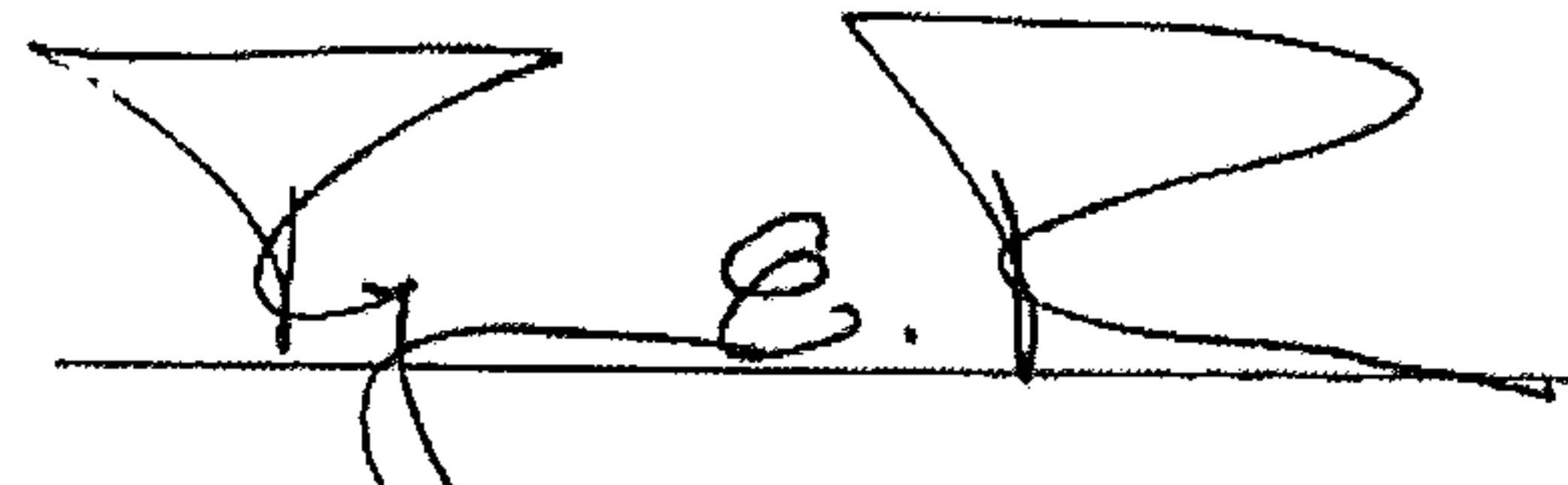
The following actions were taken:

1. The Shareholders and Directors authorize Robert J. Reuse to file the appropriate paperwork to convert this company from a corporation to a limited liability company.
2. The Shareholders and Directors authorize the company to purchase Ken Bettini's ownership interest in the company, including authorization to execute a promissory note for the full sales price of \$2,512,500.00.

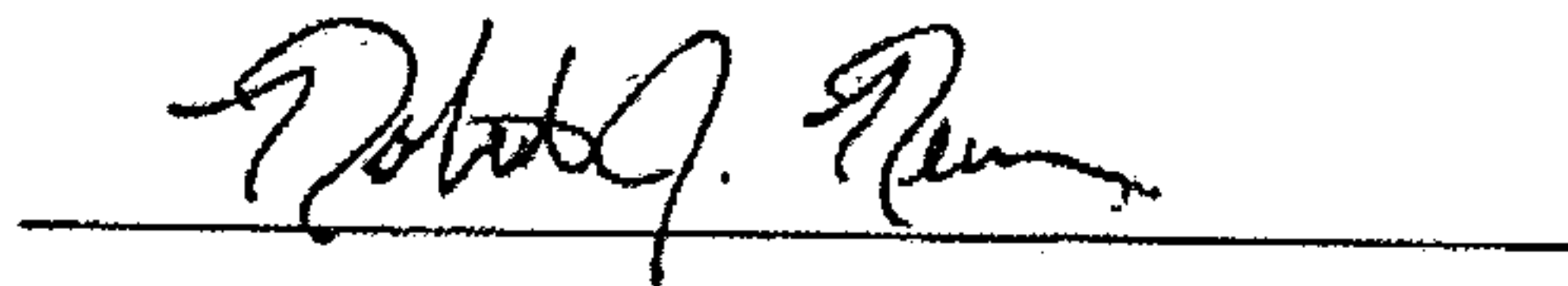
Done on this the 30th day of June 2018.



Kenneth W. Bettini



Roger E. Reuse



Robert J. Reuse

AMENDMENT TO CERTIFICATE OF CONVERSION

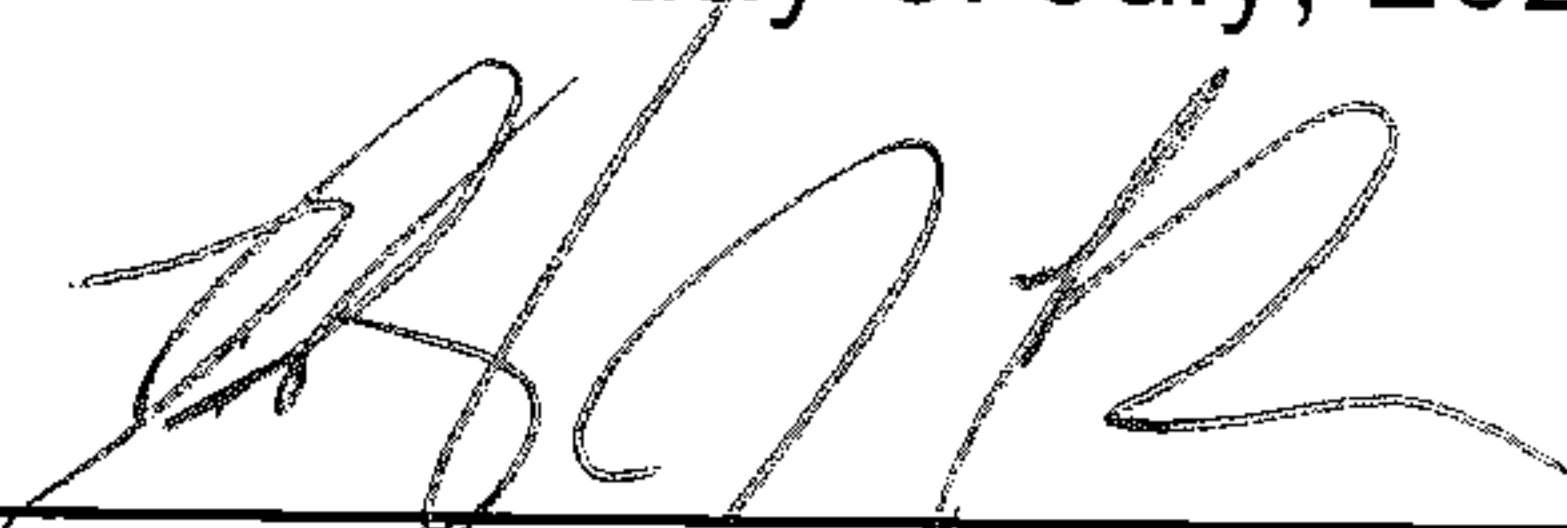
This amendment is made to correct an error in the Certificate of Conversion of Betre Realty Company, Inc. to Betre 6 Management, LLC, dated June 30, 2018.

The following Article is hereby amended to read as follows:

ARTICLE II – INFORMATION OF THE CONVERTED (NEW) ENTITY

The name of the new domestic entity resulting from this conversion will be **BETRE 6 MANAGEMENT, LLC**

IN WITNESS WHEREOF, the undersigned member has executed this Amendment to Certificate of Conversion on this 16th day of July, 2025.



**ROBERT J. REUSE, Member and
Authorized to execute this on behalf of
the company**

**CERTIFICATE OF CONVERSION
OF A DOMESTIC ENTITY FROM BUSINESS CORPORATION TO LIMITED
LIABILITY COMPANY**

Pursuant to Alabama Code §10A-5A-8 (1975), the undersigned hereby adopts the following Articles of Incorporation:

ARTICLE I - INFORMATION ON THE CONVERTING ENTITY

The Converting Entity is **Betre Realty Company, Inc.**, which was formed in Shelby County, Alabama on 1/4/2016. The conversion document will need to be forwarded to the Probate Court of Shelby County, Alabama.

The Alabama entity ID number for the converting entity is **355-584**.

ARTICLE II – INFORMATION ON THE CONVERTED (NEW) ENTITY

The name of the new domestic entity resulting from this conversion will be **Betre Realty Company, LLC**.

ARTICLE III – CERTIFICATION THAT LLC HAS ONE MEMBER

The undersigned certifies that the converted entity is a domestic limited liability company and has at least one member.

ARTICLE IV - REGISTERED AGENT/OFFICER

The location and street address of the initial registered office shall be 50 Commerce Drive, Pelham, Al 35124, and its registered agent at such address shall be Robert Reuse.

ARTICLE V - LLC MANAGEMENT

The new entity will be managed by one or more managers. The members of the LLC agree that the managers will be released and absolved of any liability resulting from the management of the LLC to the fullest extent allowed under Alabama's Limited Liability Act.

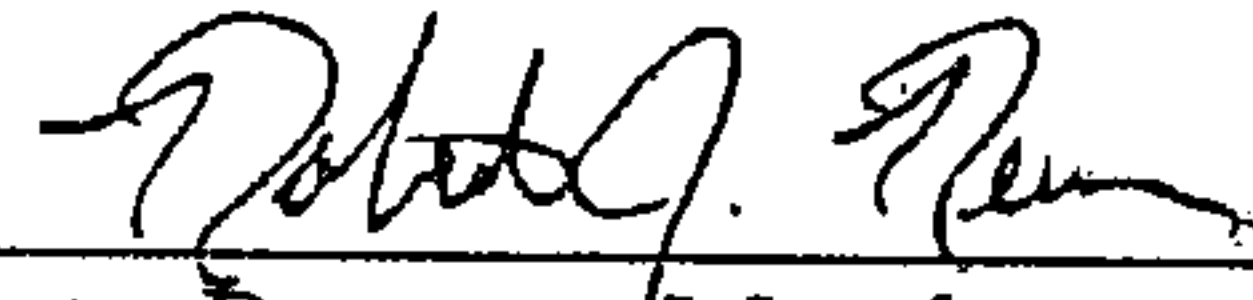
ARTICLE VI – SERIES COMPANIES

The LLC may do business in one or more series companies/assets. Pursuant to Ala. Code §10A-5A-11.02, the debts, liabilities, obligations, and expenses incurred, contracted for, or

otherwise existing with respect to these series shall be enforceable against the assets of that series only and shall not be enforceable against the assets of the LLC generally or any other series; and

None of the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to the LLC generally, or any other series shall be enforceable against the assets of a particular series.

IN WITNESS WHEREOF, the undersigned member has executed this Certificate of Conversion, on this, the 30th day of June, 2018.



Robert Reuse, Member, Authorized to
Execute this on behalf of the company.

This document prepared by:
CHRISTIAN & SMALL LLP
505 20th St. North, Suite 1800
Birmingham, Alabama 35203
Phone: (205) 795-6588

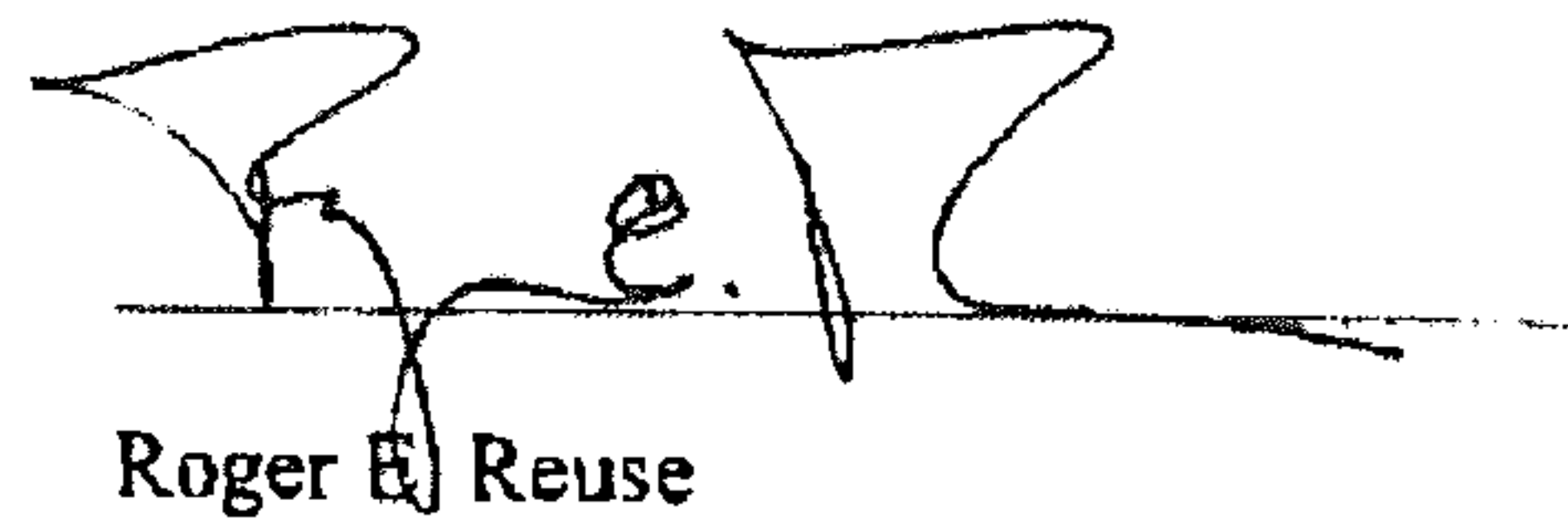
MINUTES OF ACTION BY CONSENT FOR BETRE REALTY CO.

The following actions were taken by the consent of all the partners of Betre Realty Co. with an effective date of January 1, 2019:

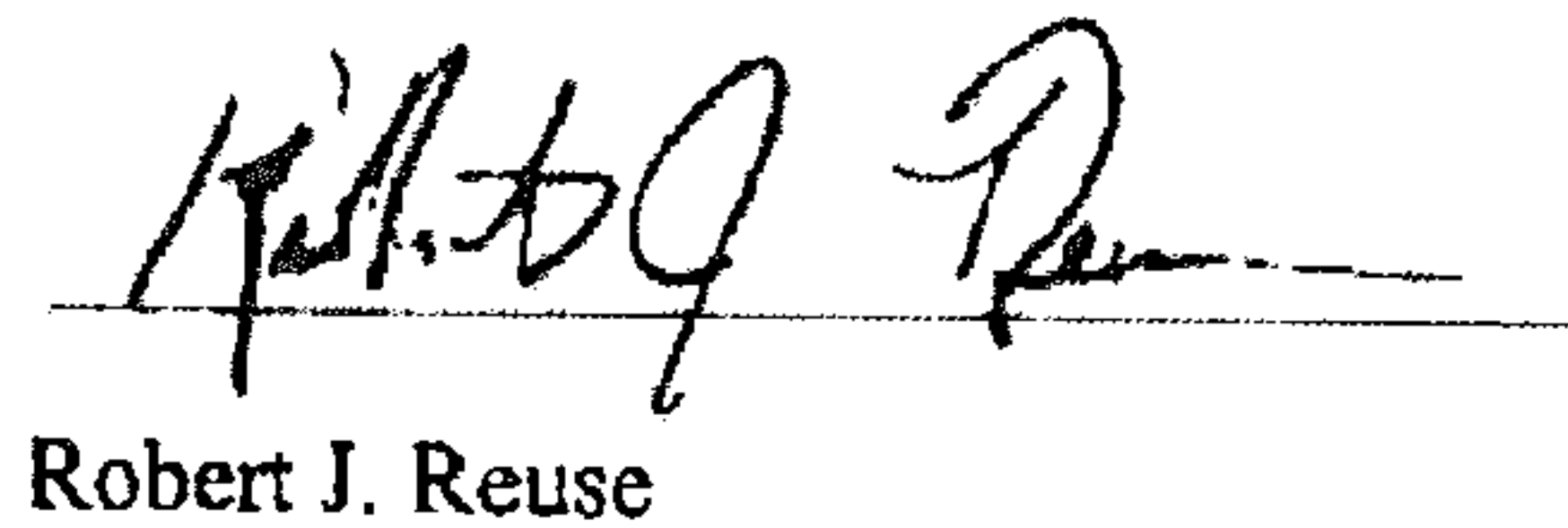
1. Betre Realty Co.'s assets are being transferred/converted to a new Alabama limited liability company, Betre 6 Management, LLC.
2. The partner's ownership interest and equity percentages in Betre Realty Co. will be the same initially upon the formation of Betre 6 Management, LLC.
3. The partners are directed to take such actions, as appropriate, to wind-down Betre Realty Co.



Kenneth W. Bellini



Roger E. Reuse



Robert J. Reuse

CERTIFICATE OF FORMATION

OF

BETRE 6 MANAGEMENT, LLC

Pursuant to Section 10A-5A-2.01, Code of Alabama (1975) *et seq.*, the undersigned hereby adopts the following Limited Liability Company's Certificate of Formation:

ARTICLE I – NAME

The Name of the Limited Liability Company shall be **Betre 6 Management, LLC** (the "Company").

ARTICLE II – DURATION

The period of duration of the Company shall be perpetual, unless it is dissolved and its affairs wound up in accordance with the Alabama Limited Liability Company Act (the "Act").

ARTICLE III – PURPOSES

The Limited Liability Company has been organized to engage in buying and selling real estate, managing rental properties, related real estate activities, and any other lawful business the members shall reasonably decide to pursue. The Company shall have all powers permitted by the Act, as amended from time to time.

ARTICLE IV – REGISTERED AGENT/OFFICER

The location and street address of the initial registered office shall be 50 Commerce Drive, Pelham, Al 35124, and its registered agent at such address shall be Robert Reuse.

ARTICLE V – INITIAL MEMBERS

The undersigned certifies that the converted entity is a domestic limited liability company and has at least one member.

ARTICLE VI – MANAGERS AND MEMBERSHIP

The LLC is to be managed by one or more members. The following person is the manager who is to serve until the first annual meeting of members or until his successor is elected and qualify:

Robert Reuse

Upon unanimous vote, the Members shall have the right and ability to admit additional Members under such terms and conditions as the Members shall provide in the operating agreement of the Company. Upon dissociation from the Company, the remaining Members of the Company, upon unanimous vote, shall have the right and ability to continue in the purposes of the Company on such terms as may be provided by the operating agreement of the Company.

The members of the LLC agree that the managers will be released and absolved of any liability resulting from the management of the LLC to the fullest extent allowed under Alabama's Limited Liability Act.

ARTICLE VII – SERIES COMPANIES

The LLC may do business in one or more series companies/assets. Pursuant to Ala. Code §10A-5A-11.02, the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to these series shall be enforceable against the assets of that series only and shall not be enforceable against the assets of the LLC generally or any other series; and

None of the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to the LLC generally, or any other series shall be enforceable against the assets of a particular series.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization, on this, the 30th day of June, 2018.


Robert Reuse
LLC Organizer and Manager

This document prepared by:
CHRISTIAN & SMALL LLP
505 20th Street North, Suite 1800
Birmingham, Alabama 35203
(205) 795-6588



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 01:24:02 PM
\$392.00 JOANN
20250729000230270

