

This instrument was prepared by:  
ELLIS, HEAD, OWENS & JUSTICE  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

Send Tax Notice to:  
John Green  
Shondu Franklin Green  
224 Pickle Drive  
Chelsea, Alabama 35043

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **JOHN GREEN**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **JOHN GREEN** and son, **SHONDU FRANKLIN GREEN** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest corner of the East 1/2 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 West, situated in Shelby County, Alabama, and more particularly described as follows:

Begin at the NW corner of the NE 1/4 of the NW 1/4, Section 7, Township 20 South, Range 1 West; thence South along the West line of said 1/4-1/4 Section a distance of 663.45 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence turn an angle of 116 degrees 43' 35" to the left and run along the Southeast diagonal line of the Northwest diagonal half of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 distance of 467.56 feet; thence turn an angle of 66 degrees 37'40" to the left and run a distance of 454.36 feet to the North line of the NE 1/4 of the NW 1/4; thence turn an angle of 86 degrees 42' 30" to the left and run West along the North line of said 1/4 - 1/4 Section a distance of 390.97 feet to the point of beginning. Situated in the NW diagonal 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama. Subject to easement of a gravel road - less and except: A parcel of land located in the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the NW corner of said 1/4 - 1/4 Section; thence run East along the North line of said 1/4 - 1/4 section a distance of 393.08 feet; thence turn right 86 degrees 57' 18" for a distance of 221.50 feet thence turn right 121 degrees 41' 45" for a distance of 461.32 feet to the point of beginning.

The above described property does not constitute any part of the homestead of the Grantor or his spouse.

Shelby County, AL 11/24/2025  
State of Alabama  
Deed Tax: \$85.00

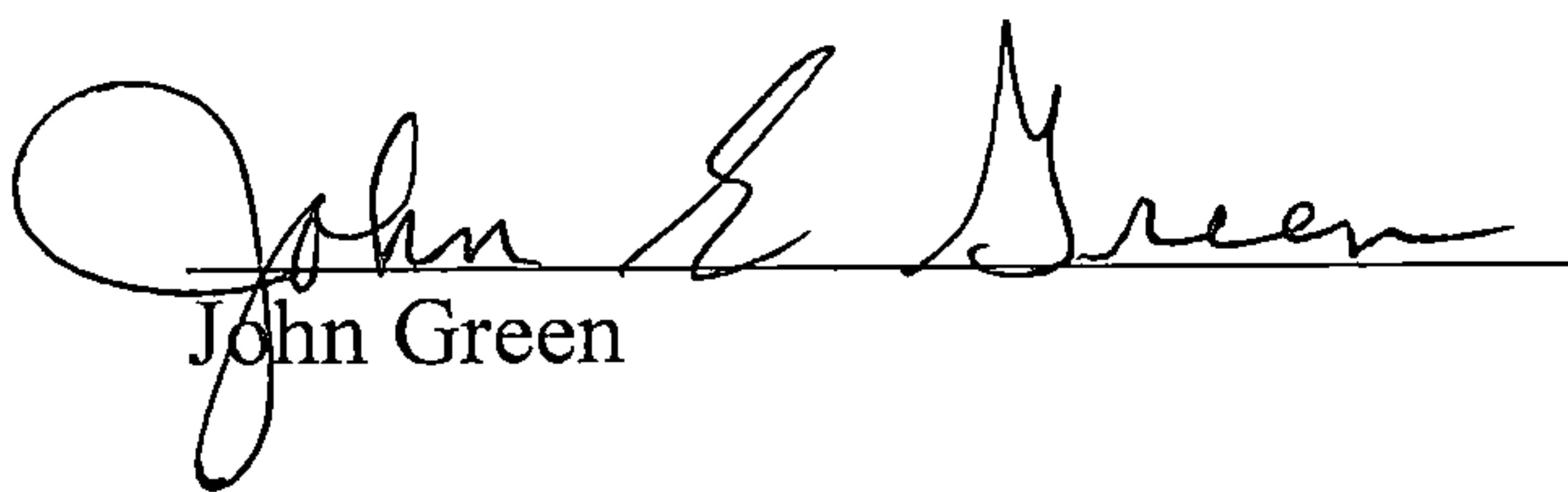


20251124000360940 2/3 \$113.00  
 Shelby Cnty Judge of Probate, AL  
 11/24/2025 02:42:47 PM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am 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 I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

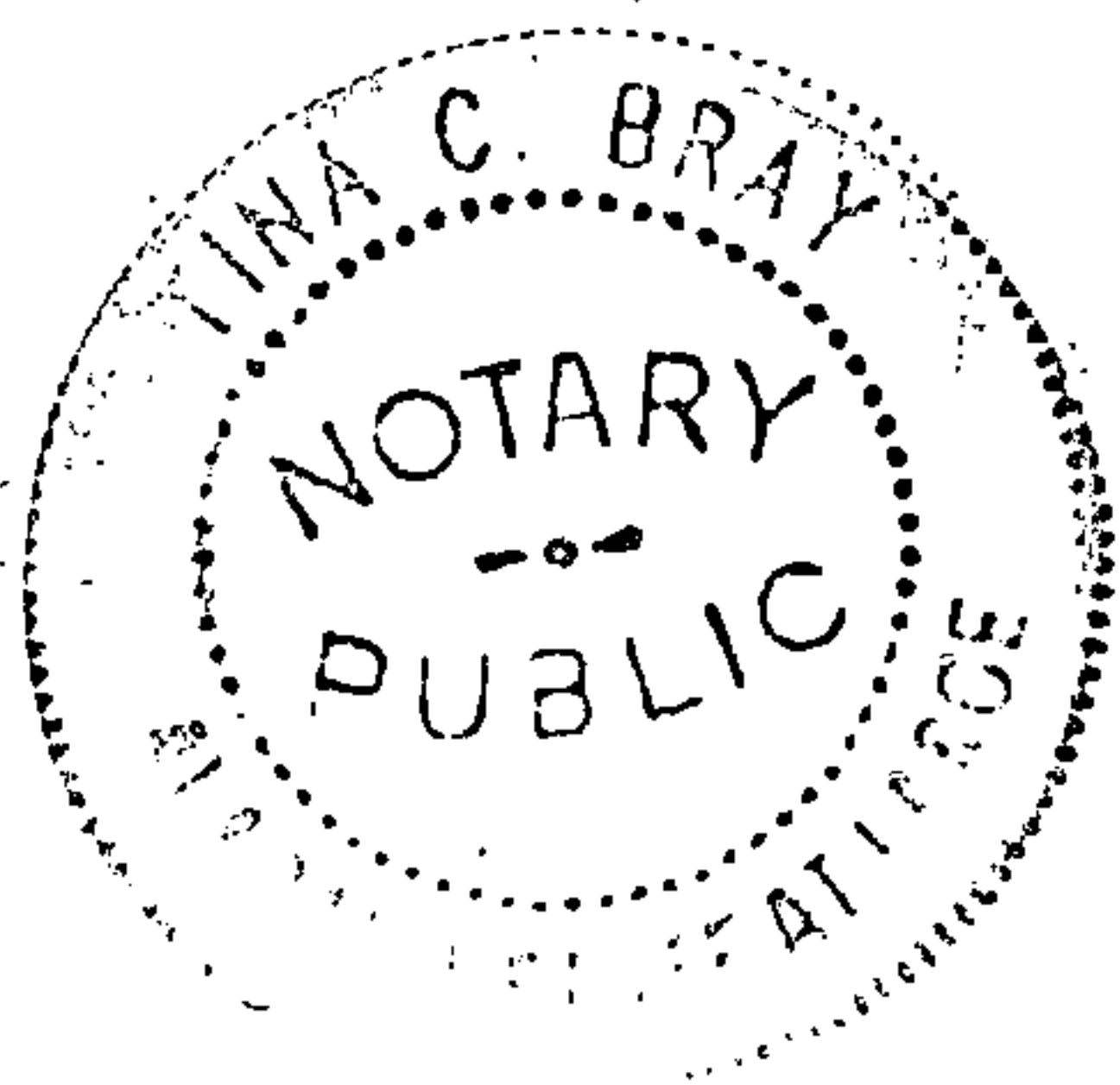
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10  
 day of MAR ch, 2025.


 (SEAL)  
 John Green

STATE OF ALABAMA )  
 SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that John Green, a married man, 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 10<sup>th</sup> day of March, 2025.



 (SEAL)  
 Notary Public  
 My Commission Expires: 7-27-2027



# Real Estate Sales Validation Form

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

Grantor's Name John Green  
Mailing Address 2905 Lullwater Road  
Birmingham, Alabama 35242


Grantee's Name John Green and Shondou Franklin Green  
Mailing Address 224 Pickle Drive  
Chelsea, Alabama 35043

Property Address 224 Pickle Drive  
Chelsea, Alabama 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 169,450.00 x 1/2 = \$84,725.00

  
20251124000360940 3/3 \$113.00  
Shelby Cnty Judge of Probate, AL  
11/24/2025 02:42:47 PM FILED/CERT

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Property Tax Commissioner

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 § 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 § 40-22-1 (h).

Date 3-10-2025

Print John E Green

☐ Unattested

Ma C. Bray  
(verified by)

Sign John E Green  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1