

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Sean Robert Russell and Glenna
Catherine Bridges
156 Windstone Parkway
Chelsea, AL 35043

GENERAL WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$365,000.00)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **C2C Management Company, LLC, a Georgia Limited Liability Company** (hereinafter referred to as "Grantor"), whose address is 5280 Regency Lake Court, Sugar Hill, GA 30518, the receipt and sufficiency of which is hereby acknowledged, by **Sean Robert Russell and Glenna Catherine Bridges, husband and wife, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantees"), whose address is 156 Windstone Parkway, Chelsea, AL 35043, hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, **the address of which is 156 Windstone Parkway, Chelsea, AL 35043** to-wit:

Lot 16, according to the survey of Windstone, as recorded in Map Book 25, Page 2, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$354,050.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, and the successors and assigns of said Grantees, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **27th day of February, 2026**

C2C Management Company, LLC, a Georgia Limited Liability Company

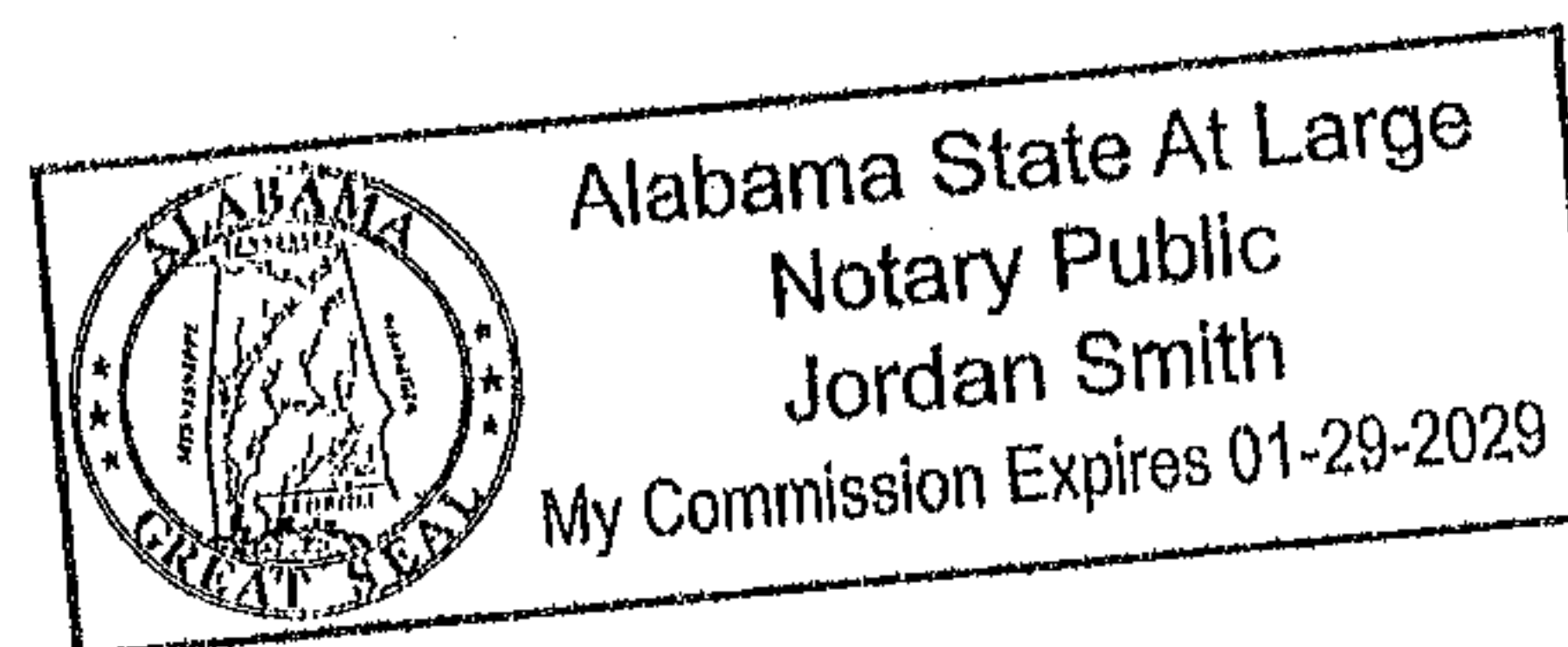
By: *Shelley L. Knudsen*
Shelley L. Knudsen, Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Shelley L. Knudsen, whose name as Manager of C2C Management Company, LLC, a Georgia Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 27th day of February, 2026.

[Signature]
Notary Public
My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2026 08:04:41 AM
\$36.00 BRITTANI
20260309000066470

Alvin S. Bayl