

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Majestic Holdings, LLC  
150 Mangrove Drive  
Alabaster, AL 35007

20200207000051210

STATE OF ALABAMA

02/07/2020 10:28:32 AM

DEEDS 1/2

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Four Thousand and 00/100 Dollars (\$104,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **PAULA G. MASTERS, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **MAJESTIC HOLDINGS, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 20, Block 5, according to the Survey of Bermuda Hills Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.**

The Grantor herein, **PAULA G. MASTERS**, is the surviving Grantee of deed recorded in Instrument No. 20100726000238010. The other Grantee, **JOHN E. MASTERS**, having died on or about the 2<sup>nd</sup> day of December, 2018.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 24th day of January, 2020.

  
\_\_\_\_\_  
**PAULA G. MASTERS**

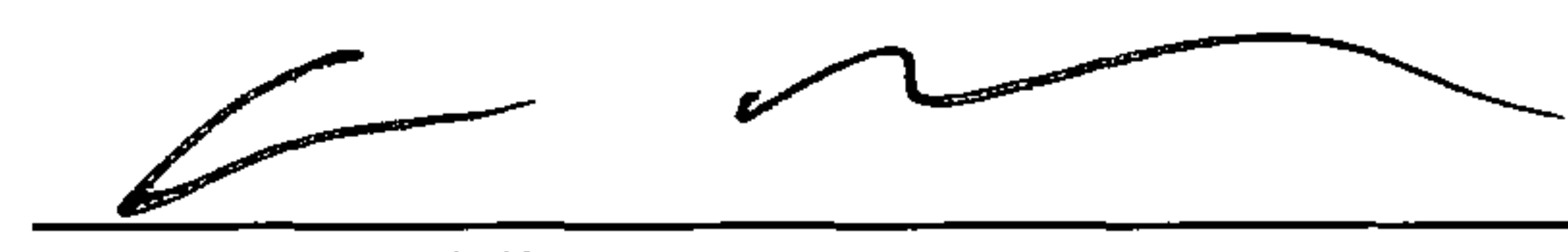
STATE OF ALABAMA

COUNTY OF SHELBY

I, **CHRISTINA NORWOOD**, a Notary Public in and for said County, in said State, hereby certify that **PAULA G. MASTERS**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2020.

**CHRISTINA NORWOOD**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
July 23, 2023

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07/23/2023

Real Estate Sales Validation Form

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

Grantor's Name PAULA G. MASTERS  
Mailing Address 270 Arabian Road  
Columbiana, AL 35051

Grantee's Name MAJESTIC HOLDINGS, LLC  
Mailing Address 150 Mangrove Drive  
Alabaster, AL 35007

Property Address 150 Mangrove Drive  
Alabaster, AL 35007

Date of Sale January 24, 2020  
Total Purchase Price \$ 104,000.00  
Or  
Actual Value \$  
Or  
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  
X Sales Contract  
X Closing Statement  
Appraisal  
Other

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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2020 10:28:32 AM  
\$129.00 CHERRY  
20200207000051210

Allen S. Bayl