

Send Tax Notice to:  
Gregory S. Masters and Laura D.  
Masters

3199 Hwy 39  
Chelsea, AL 35043

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-3812

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Ronald E. Ragsdale, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

305 Forest Hills Dr Childersburg, AL 35044

by **Gregory S. Masters and Laura D. Masters (herein referred to as "Grantee," whether one or more),** whose mailing address is

3199 Hwy 39 Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3199 Hwy 39, Chelsea, AL 35043**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

Ronald E. Ragsdale is the surviving grantee of that certain deed recorded in Book 1998, Page 12290. The other grantee, Connie L. Ragsdale having died on or about the 3<sup>rd</sup> day of October, 2022.

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$502,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7<sup>th</sup> day of June, 2024

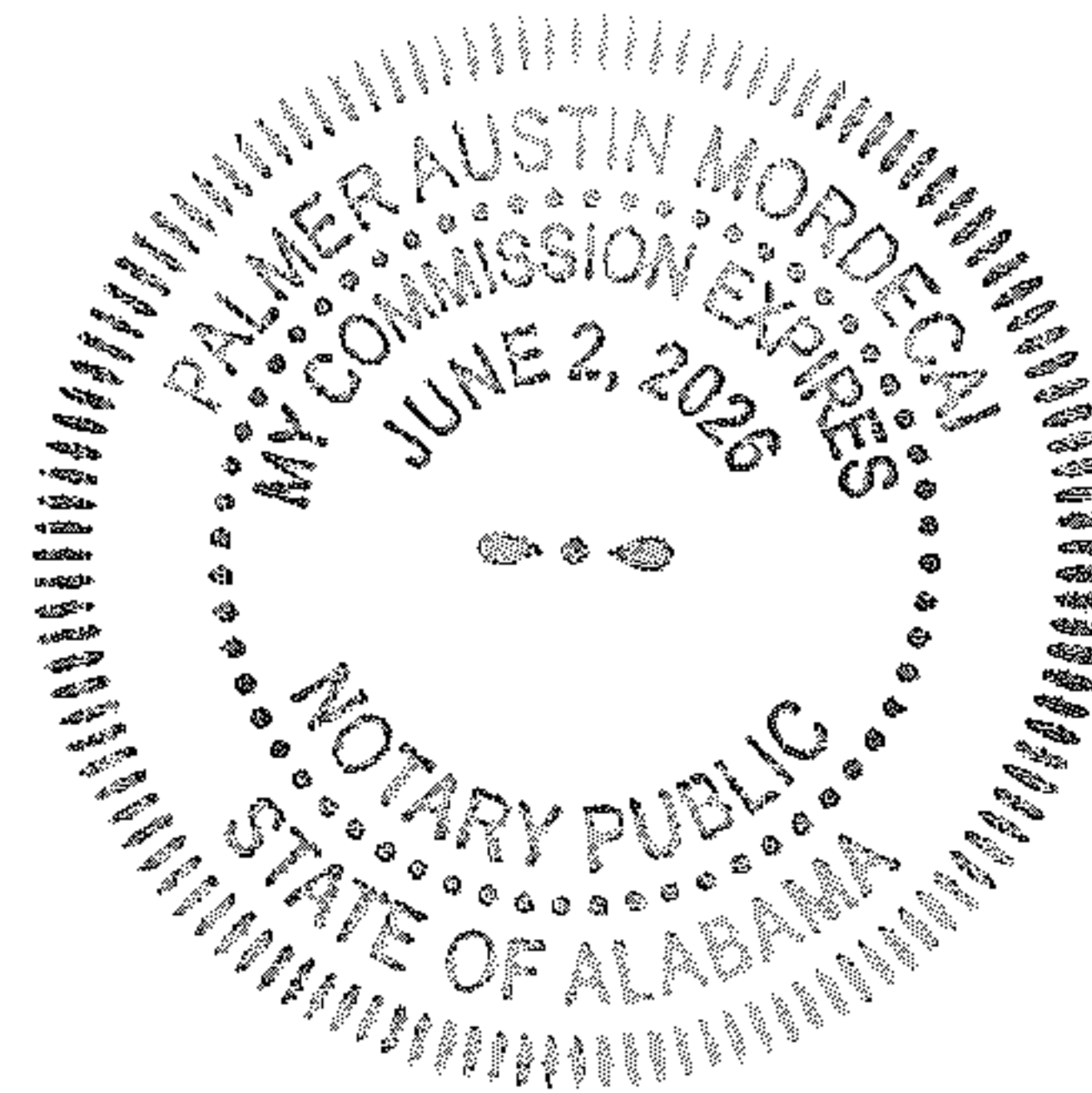
Ronald E. Ragsdale  
Ronald E. Ragsdale

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald E. Ragsdale whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of June, 2024.

Palmer Austin Mordecai  
Notary Public  
My Commission Expires:



**EXHIBIT A****Property 1:**

A part of Lots 2 and 3 of Block 2, of Gilbert Estate (1964) situated in the SW 1/4 of the NW 1/4 of Section 3, and the SE 1/4 of the NE 1/4 of Section 4, all in Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Beginning at the SE corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said quarter quarter section a distance of 266.20 feet to a point; thence turn 67° 12' 59" left and run Northwesterly 1300.10 feet to a point; thence turn 90° 00' 00" left and run Southwesterly 90.00 feet to a point; thence turn 106° 41' 57" right and run northwesterly 313.21 feet to a point on the Easterly margin of Shelby County Highway 39 in a curve to the right having a central angle of 02° 19' and a radius of 1485.15 feet; thence turn 94° 52' 31" left to chord and run Southwesterly along the chord of said curve a chord distance of 60.00 feet to a point; thence turn 93° 03' 24" to the left from chord and run Southeasterly 400.00 feet to a point; thence turn 86° 48' 19" right and run Southwesterly 231.78 feet to a point; thence turn 90° 16' 32" left and run Southeasterly 692.14 feet to a point on the South line of the SW 1/4 of the NW 1/4 of said Section 3 and the south line of said Lot 2, of Block 2 of Gilbert Estate; thence turn 36° 57' 51" left and run Easterly along said quarter quarter line 708.78 feet to a point; thence turn 00° 09' 39" right and continue easterly along said line 69.84 feet to the point of beginning; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/11/2024 11:55:30 AM**  
**\$275.50 JOANN**  
**20240611000173590**

*Allie S. Bayl*