20260217000043750 1/5 $214.50
Shelby Cnty Judge of Probate, AL
02/17/2026 09:55:37 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: Masters Residential, LLC 255 Grande View Parkway Maylene, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 ($10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gregory S. Masters and wife, Laura D. Masters** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Masters Residential, LLC, an Alabama limited liability company** hereinafter referred to as GRANTEE), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby,** State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

Gregory S. Masters, Gregory Scott Masters and G. Scott Masters are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, executors, personal representatives and assigns covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTORS' heirs, executors, personal representatives and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

The preparer of this instrument makes no representation as to the status of the conveyed herein. No Title Search performed. No Title Search requested.

Shelby County, AL 02/17/2026
State of Alabama
Deed Tax:$180.50

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 16th day of **February, 2026.**

Gregory S. Masters

Laura D. Masters

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory S. Masters and wife, Laura D. Masters, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 06-02-2027 **(must affix seal)**

CLAYTON T. SWEENEY
NOTARY
My Comm. Expires
June 2, 2027
PUBLIC
ALABAMA STATE AT LARGE

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EXHIBIT "A"

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 tum 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.

LESS AND EXCEPT THE FOLLOWING:

A Parcel of land to be known as Lot 2 of Harvest Creek, being more particularly described as follows:

Commence 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; thence N00°50'52"W a distance of 266.28'; thence N68°00'08"W a distance of 547.27' to the POINT OF BEGINNING; thence continue N68°00'08"W a distance of 373.35'; thence S34°08'43"W a distance of 230.34' to the Northeasterly line of a 60.00' Ingress/Egress and Utility Easement, to a curve to the right, having a radius of 180.00', subtended by a chord bearing of S12°51'41"E, and a chord distance of 15.57'; thence along the arc of said curve and along said easement a distance of 15.58', to a reverse curve to the left, having a radius of 25.00', subtended by a chord bearing of S28°25'55"E, and a chord distance of 15.49'; thence along the arc of said curve and along said easement a distance of 15.75', to a reverse curve to the right, having a radius of 50.00', subtended by a chord bearing of S12°58'56"E, and a chord distance of 55.19'; thence along the arc of said curve and along said easement a distance of 58.47'; thence S52°01'30"E and leaving said easement a distance of 107.19'; thence S82°36'56"E a distance of 200.59'; thence N36°51'43"E a distance of 281.36' to the POINT OF BEGINNING.

Said Parcel containing 2.46 acres, more or less.

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NOTE: The 60.00' Ingress/Egress and Utility Easement will also be a Common Area in Harvest Creek

Together with a non-exclusive 60.00' Ingress/Egress and Utility Easement, being more particularly described as follows:

Commence 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; thence S88°31'24"W a distance of 69.72'; thence S88°17'28"W a distance of 708.84';thence N54°43'42"W a distance of 692.15'; thence N35°31'23"E a distance of 231.65' to the POINT OF BEGINNING; thence N51°13'04"W a distance of 399.97' to the Southeasterly R.O.W. line of Shelby County Highway 39; thence N33°54'51"E and along said R.O.W. line a distance of 60.22'; thence S51°11'35"E and leaving said R.O.W. line a distance of 313.35'; thence S51°18'09"E a distance of 249.67', to a curve to the right, having a radius of 180.00', subtended by a chord bearing of S30°50'32"E, and a chord distance of 125.84'; thence along the arc of said curve for a distance of 128.56', to a reverse curve to the left, having a radius of 25.00', subtended by a chord bearing of S28°25'55"E, and a chord distance of 15.49'; thence along the arc of said curve for a distance of 15.75', to a reverse curve to the right, having a radius of 50.00', subtended by a chord bearing of S85°36'18"W, and a chord distance of 74.21'; thence along the arc of said curve for a distance of 230.54', to a reverse curve to the left, having a radius of 25.00', subtended by a chord bearing of N10°08'41"E, and a chord distance of 23.12'; thence along the arc of said curve for a distance of 24.04', to a compound curve to the left, having a radius of 120.00', subtended by a chord bearing of N34°21'09"W, and a chord distance of 69.97'; thence along the arc of said curve for a distance of 71.00'; thence N51°18'09"W a distance of 158.02' to the POINT OF BEGINNING.

Said Easement containing 1.10 acres, more or less and located in Sections 3 and 4, all in Township 20 South, Range 1 West, Shelby County, Alabama. Said Easement will also be a Common Area in Harvest Creek.

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name	Gregory S. Masters and Laura D. Masters	Grantee's Name	Masters Residential, LLC
Mailing Address	255 Grande View Parkway Maylene, AL 35114	Mailing Address	255 Grande View Parkway Maylene, AL 35114
Property Address	Metes and bounds	Date of Sale	February 16, 2026
		Total Purchase Price	$
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$ 180,040.00

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
- ☑ Assessor's Market Value
- ☐ Deed

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 Gregory S. Masters and Laura D. Masters

_____Unattested _____ (verified by) Sign_____ (Grantor/Grantee/Owner/Agent) circle one