

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:**  
**Fran S Massey**  
**1488 Arabian Rd**  
**Columbiana, AL 35051**

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Two Thousand Five Hundred and 00/100 Dollars (\$302,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Benchmark Homebuyers, LLC**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

**Fran S Massey**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 14, according to the Survey of Camp Branch Estates Second Addition, as recorded in Map Book 11, Page 104 A&B, in the Probate Office of SHELBY County, ALABAMA.**

\$272,250.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

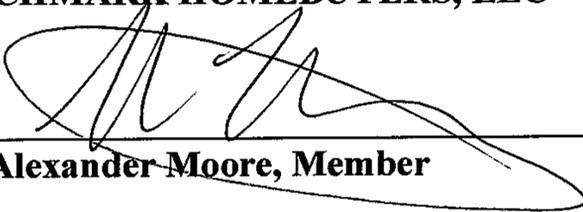
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 20th day of March, 2026.

**BENCHMARK HOMEBUYERS, LLC**

By:   
**Alexander Moore, Member**

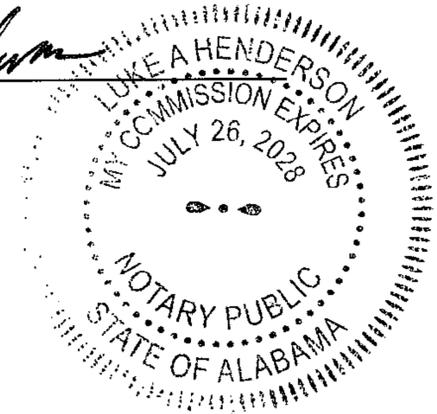
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Alexander Moore as Member of **Benchmark Homebuyers, LLC** 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, Alexander Moore in his capacity as Member 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 March 20, 2026.

My Commission Expires:

  
Notary Public



Grantor's Address: 110 Crosscut Rd 35051

Property Address: 110 Crosscut Rd Alabaster, AL 35051

Parcel ID Number: 22 2 09 0 000 004.025



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/23/2026 01:48:56 PM**  
**\$55.50 PAYGE**  
**20260323000082540**

*Allie S. Beyl*