

**SEND TAX NOTICE TO:**

Kasey Rice Flythe, Taylor Flythe, and  
John H. Flythe  
1000 Woodlands Cove  
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Terrell Durant Maske, as Personal Representative of the Estate of William Teddy Maske Jr., deceased, Shelby County Probate Case No. PR-2022-000904**, whose address is 1647 Oak Park Lane, Hoover, AL 35080 (hereinafter "Grantor", whether one or more), by **Kasey Rice Flythe and Taylor Flythe, Wife and Husband, and John H. Flythe, an unmarried man**, whose address is 1000 Woodlands Cove, Helena, AL 35080 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, **Kasey Rice Flythe and Taylor Flythe, Wife and Husband, and John H. Flythe, an unmarried man, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1000 Woodlands Cove, Helena, AL 35080 to-wit:**

**Lot 31, according to the Survey of The Woodlands, Sector 1, as recorded in Map Book 27, Page 63 in the Probate Office of Shelby County, Alabama.**

**William Teddy Maske Jr., deceased, is one and the same person as Teddy Maske Jr., grantee in that certain deed recorded in Instrument No. 20020731000356740, in the Probate Office of Shelby County, Alabama.**

**Both vested owners in survivorship deed recorded in Instrument No. 20020731000356740 are deceased. Bonnie Sue Maske predeceased Teddy Maske, Jr.; Bonnie Sue Maske having died on the 1st day of January, 2022. Surviving grantee, Teddy Maske Jr., subsequently died on the 19th day of July, 2022.**

**Terrell Durant Maske is one and the same person as Durant Maske.**

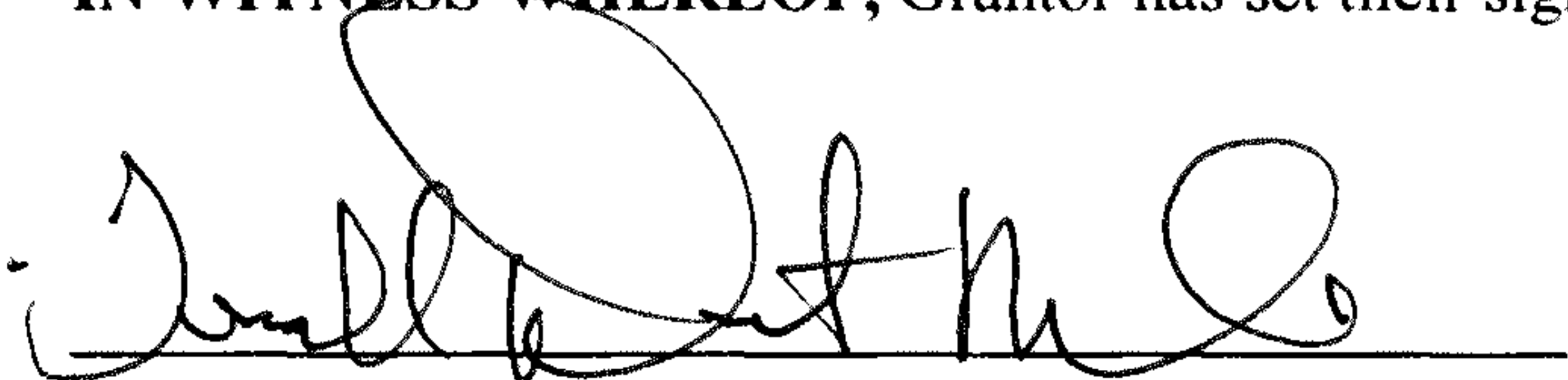
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$432,030.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantees, and Grantees heirs, executors, administrators, and assigns forever. It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest in fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantees heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantees heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 19<sup>th</sup> day of May, 2023.



**Terrell Durant Maske, as Personal Representative  
of the Estate of William Teddy Maske Jr., deceased,  
Shelby County Probate Case No. PR-2022-000904**

STATE OF ALABAMA  
COUNTY OF SHELBY

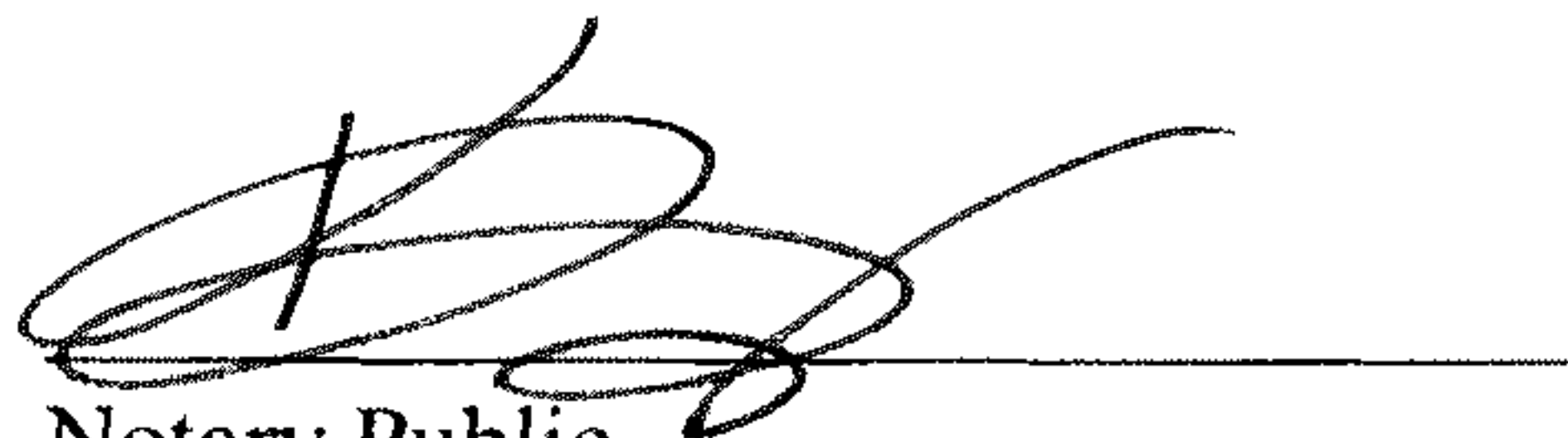


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/22/2023 01:49:40 PM  
\$36.00 JOANN  
20230522000151550

*Allen S. Bayl*

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Terrell Durant Maske, whose name as Personal Representative of the Estate of William Teddy Maske Jr., deceased, Shelby County Probate Case No. PR-2022-000904, 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, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May, 2023.



Notary Public

Print Name: *Kenneth B St John*

My Commission Expires: *10/13/2026*

