

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Deryl W. Owens
124 Payne Road
Montgomery, AL 36116

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Two Hundred Eighty Thousand and NO/100 Dollars--- (\$280,000.00) and other good and valuable consideration paid to the undersigned grantor, **Sharon B. Mason, an unmarried woman, by and through her attorneys in fact, I. Lester Mason, III and Melissa Mason Bush**, of 664 Talon Trace, Birmingham, AL 35242, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **John Phillips and Deryl Owens** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 17, according to the Amended and Corrected Map of Eagle Trace Phase 1, as recorded in Map Book 29, page 142, in the Probate Office of Shelby County, Alabama.

Property Address: 664 Talon Trace, Birmingham, AL 35242

Subject to easements and restrictions of record, and current ad valorem taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Consideration herein taken from settlement statement.

Sharon B. Mason is the surviving grantee of deed recorded in Instrument No. 20041222000699090, the other grantee, Ivey L. Mason, Jr., having died on or about the 12/27/2023.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 5th day of February, 2024.



Sharon B. Mason, by and through her attorney
in fact, I. Lester Mason, III

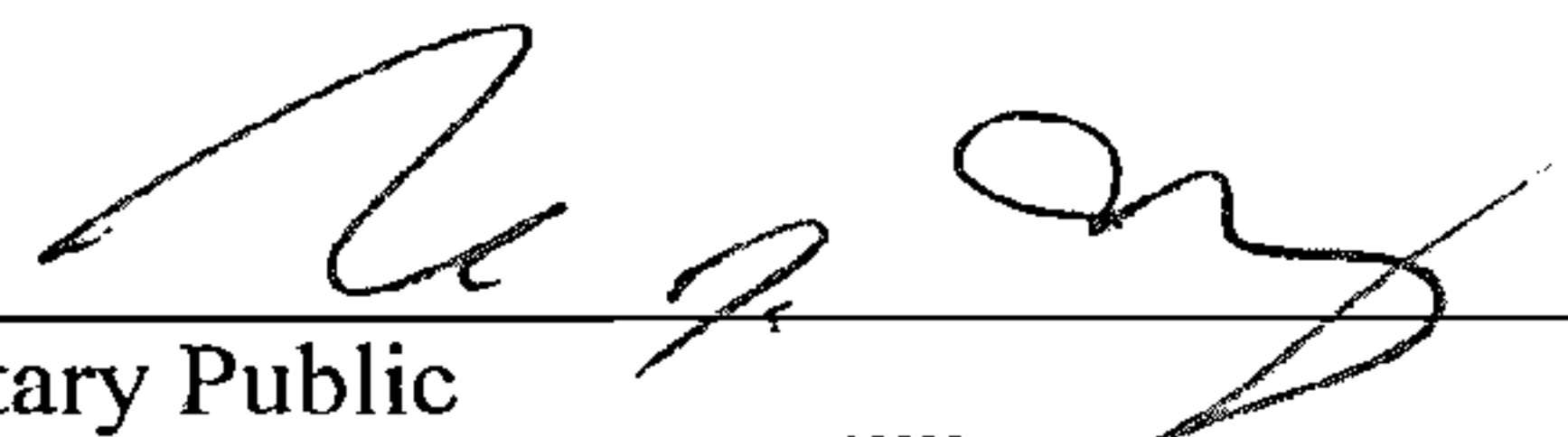
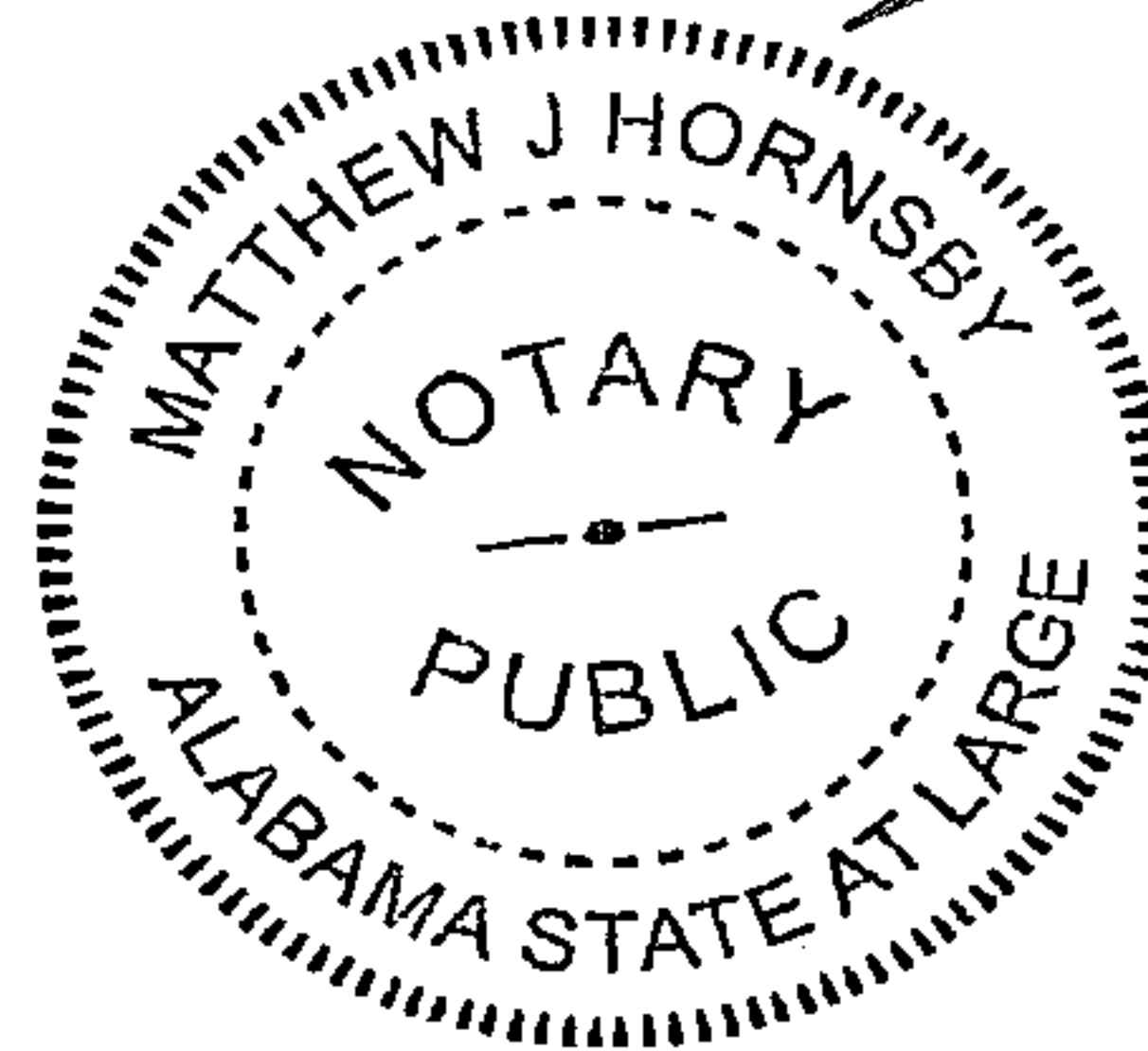
STATE OF ALABAMA *
JEFFERSON COUNTY *

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **I. Lester Mason, III, as attorney in fact for Sharon B. Mason, an unmarried woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he, in his capacity as said attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of February, 2024.

My Commission Expires: 9/17/24


Notary Public

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 5th day of February, 2024.

Sharon B. Mason, by and through her attorney
in fact, Melissa Mason Bush

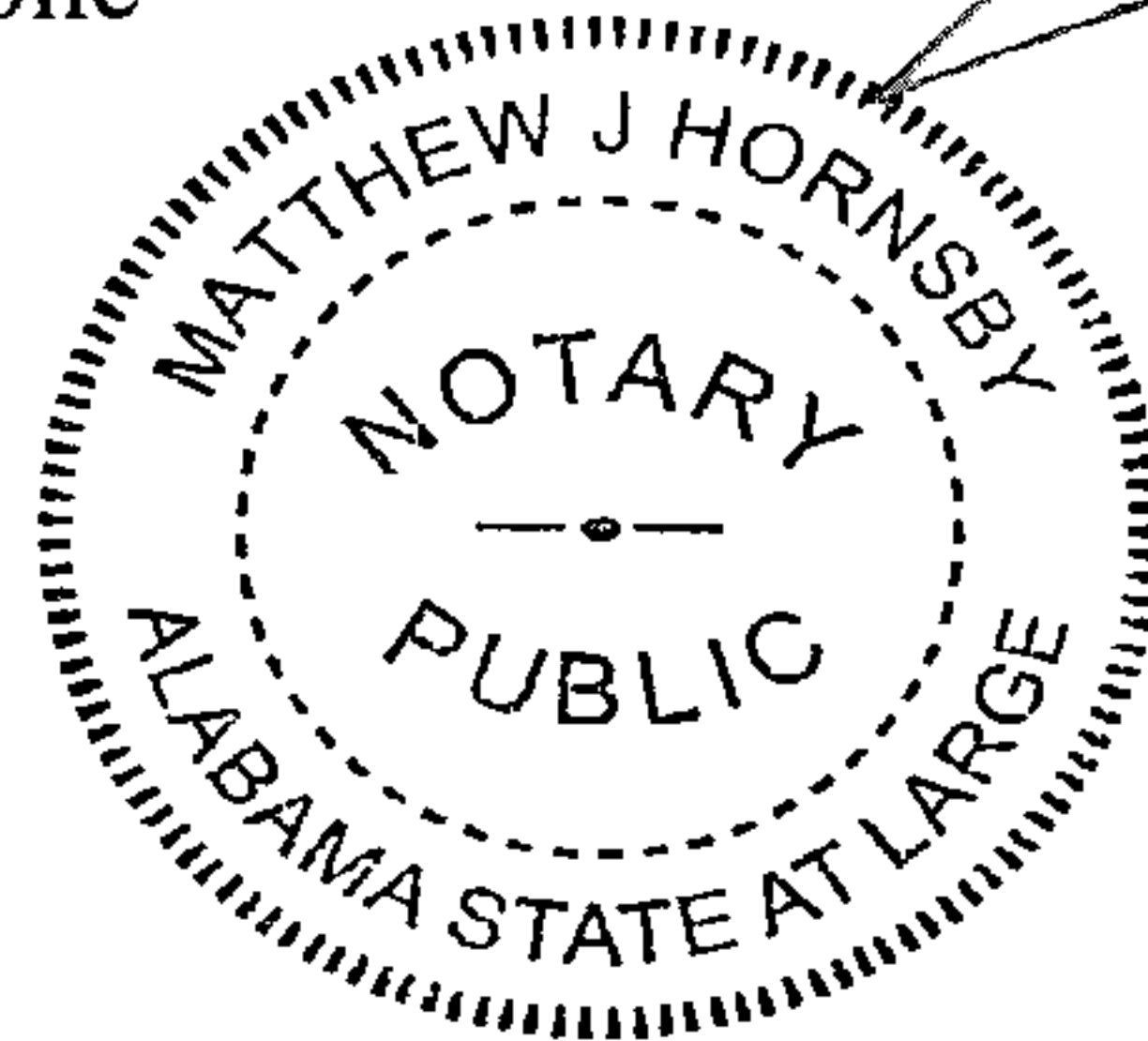
STATE OF ALABAMA *
JEFFERSON COUNTY *

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melissa Mason Bush, as attorney in fact for Sharon B. Mason, an unmarried woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, she, in her capacity as said attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of February, 2024.

My Commission Expires: 9/17/24

Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2024 02:09:55 PM
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