

SEND TAX NOTICE TO:

Cody Garet Mason and Cassidy Joyce Joyner
115 Meadowgreen Road
Montevallo, AL 35115

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 **TWO HUNDRED TWO THOUSAND AND 00/100 (\$202,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary Catherine McAlister AKA Mary Catherine McAlister Auten, an unmarried woman, and Tymothie E. Auten, an unmarried man**, whose address is 155 Struther Street, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Cody Garet Mason and Cassidy Joyce Joyner**, whose address is 115 Meadowgreen Road Montevallo AL. 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Cody Garet Mason and Cassidy Joyce Joyner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **115 Meadowgreen Road, Montevallo, AL 35115** to-wit:

Lot 8, Block 2, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

Mary Catherine McAlister Auten is one and the same person as Mary Catherine McAlister, grantee in that certain deed recorded in Instrument #20221017000391940 with the Judge of Probate Shelby County, Alabama.

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 \$195,940.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's 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; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of May, 2024.

Mary Catherine McAlister AKA Mary Catherine McAlister Auten

Tymothie E. Auten

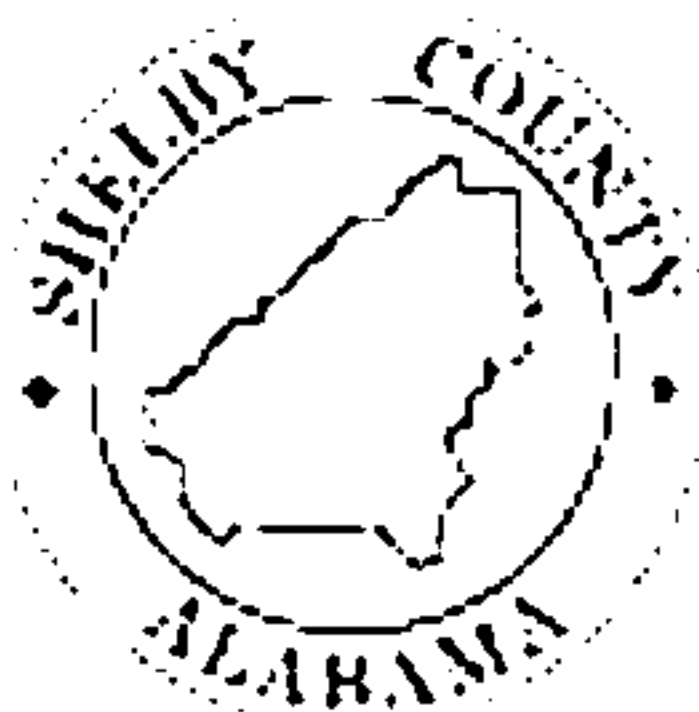
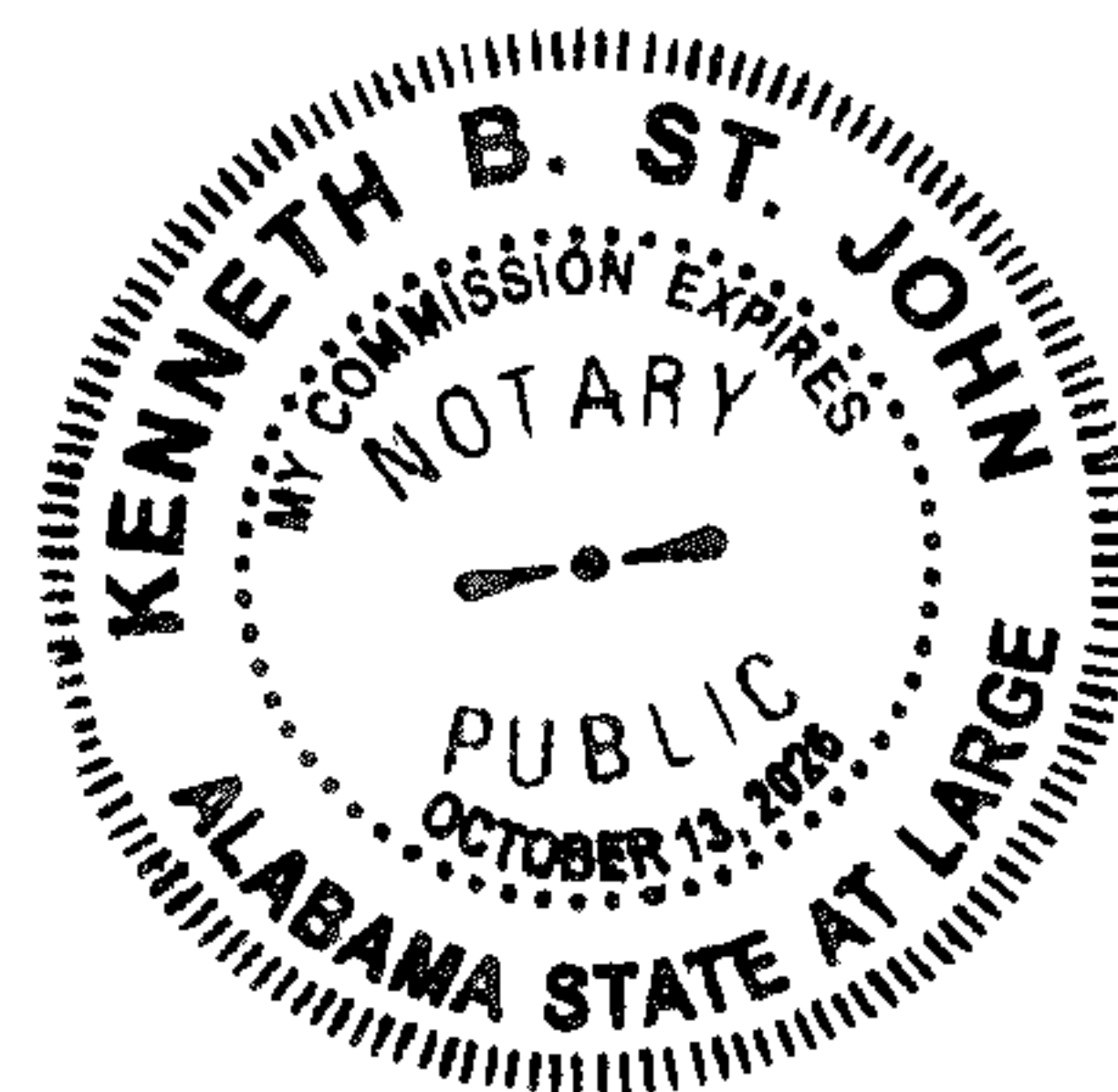
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Catherine McAlister AKA Mary Catherine McAlister Auten and Tymothie E. Auten 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2024.

Notary Public: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 11:57:34 AM
\$31.50 PAYGE
20240521000150620