

Send tax notices and after recording mail to:  
108 Chandler Drive  
Alabaster, Alabama 35007

Prepared By:  
Gregory Varner & Associates  
Post Office Box 338  
Ashland, Alabama 36251

**WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

Know all men by These Presents, that **ROSEMARY BRANNON WRIGHT**, a single woman, (“Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by **JASON ROBERT WRIGHT and BRANDI WRIGHT MAST**, (“Grantees”), as tenants in common in equal one-half shares, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Grantees, the following described real property situated in **Shelby County, Alabama**, to wit:

**Lot 159 according to the Survey of Weatherly, Chandler Sector 16, as recorded in Map Book 19, Page 151 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Prior Deed Reference: Book 19, Page 151, as recorded on June 21, 2013.**

**GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.**

Upon the death of **JASON ROBERT WRIGHT**, his one-half remainder interest shall pass to **LUCAS MAST, LANA MAST, and GARRETT MAST**, per stirpes and in equal shares. However, the share devised to **GARRETT MAST** shall be held in trust by **CHRIS MAST** as Trustee, and such share shall be managed and distributed for the benefit of Garrett Mast until he reaches the age of twenty-one (21) years, at which time title shall vest fully and absolutely in him.

All other rights and interests not herein otherwise granted or reserved are hereby conveyed, including all buildings, rights, tenements, hereditaments, and appurtenances thereunto.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record.

**Homestead Clause:** The above described property does constitute part of the Grantor’s homestead.

**TO HAVE AND TO HOLD** the above-described property, subject to the life estate retained by the Grantor, to the Grantees, Brandi Wright Mast and Jason Robert Wright, as tenants in common in equal shares, with the stated remainder provisions, and to their heirs and assigns, in fee simple forever.

And I, the Grantor, do, for myself and for my heirs, executors, and administrators covenant with said Grantees and their heirs, successors, and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall warrant and defend the same to the Grantee and their heirs, successors, and assigns forever, against the lawful claims of all persons.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No property survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantor.

**IN WITNESS WHEREOF**, the said Grantor, who is authorized to execute this conveyance hereto set their signatures and seals, this the 16 day of April, 2025.

*Rosemary Brannon Wright*  
**ROSEMARY BRANNON WRIGHT**

STATE OF ALABAMA    )  
COUNTY OF Shelby    )

I, the undersigned authority, in and for said County and State, hereby certify that **ROSEMARY BRANNON WRIGHT** whose name is signed to the foregoing and who is known to me, who being first duly sworn on oath, acknowledged before me on this day, that the statements contained herein are true and correct and executed the same voluntarily on the day the same bears date. Given under my hand this the 16<sup>th</sup> day of April, 2025.

(NOTARY SEAL)

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/31/27

**BROOKE KUYKENDALL**  
Notary Public, Alabama State at Large  
My Commission Expires March 31, 2027

### Real Estate Sales Validation Form

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name Rosemary Brannon Wright  
Mailing Address 108 Chandler Drive  
Alabaster, Alabama 35007

Grantee's Name Jason and Brandi Mast  
Mailing Address 10 Bent Rail Road  
Pelham, Alabama 35124

Property Address 108 Chandler Drive  
Alabaster, Alabama 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ ~~306,200~~ 306,200

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2025 11:01:23 AM  
\$335.50 BRITTANI  
20250416000113610

*Alicia S. Boyd*

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement |                                    |

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 4-16-2025

Print Rosemary B. Wright

Unattested \_\_\_\_\_  
(verified by)

Sign Rosemary B. Wright  
(Grantor/Grantee/Owner/Agent) circle one