

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

) **Send Tax Notice to:**  
) Elizabeth Mason and  
) Cory Mason  
2135 Hwy. 58  
Helena, AL 35080

**THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH BY: W. Eric Pitts, W. Eric Pitts LLC, P.O. Box 280, Alabaster, AL 35007, (205) 216-4418. No title opinion requested, none rendered. Legal description supplied by Grantors.**

**KNOW ALL MEN BY THESE PRESENTS** that **Elizabeth Mason, a married woman** (hereinafter "GRANTOR"), for and in consideration of the sum of **Ten and no/100 U.S. Dollars (\$10.00)**, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Elizabeth Mason and Cory Mason** (hereinafter "GRANTEES"), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

**Lot B-2A, according to the Final Record Plat of a Resurvey of Lot B-2 Philpot's Addition to Heatherwood and Acreage as recorded in Map Book 49, Page 61, in the Probate Office of Shelby County, Alabama and Map Book 247, Page 82, in the Probate Office of Jefferson County, Alabama.**


\*The property conveyed is not Elizabeth Mason's homestead, nor that of her spouse\*

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the last remaining survivor forever.

**GRANTOR DOES HEREBY COVENANT**, for herself, her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, (a) that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

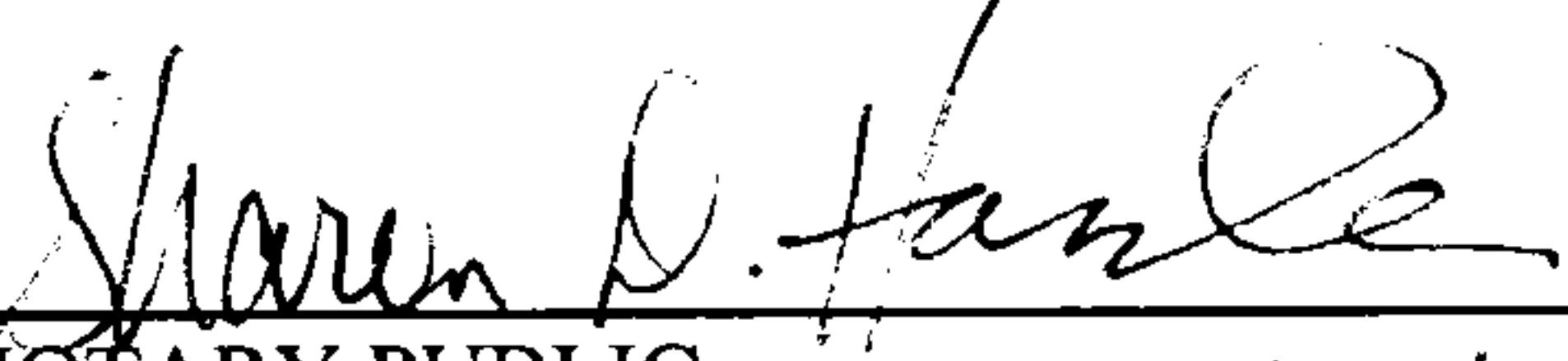
**GRANTORS HAVE HERETO** set their hands and seals on this the 29th day of July, 2025.

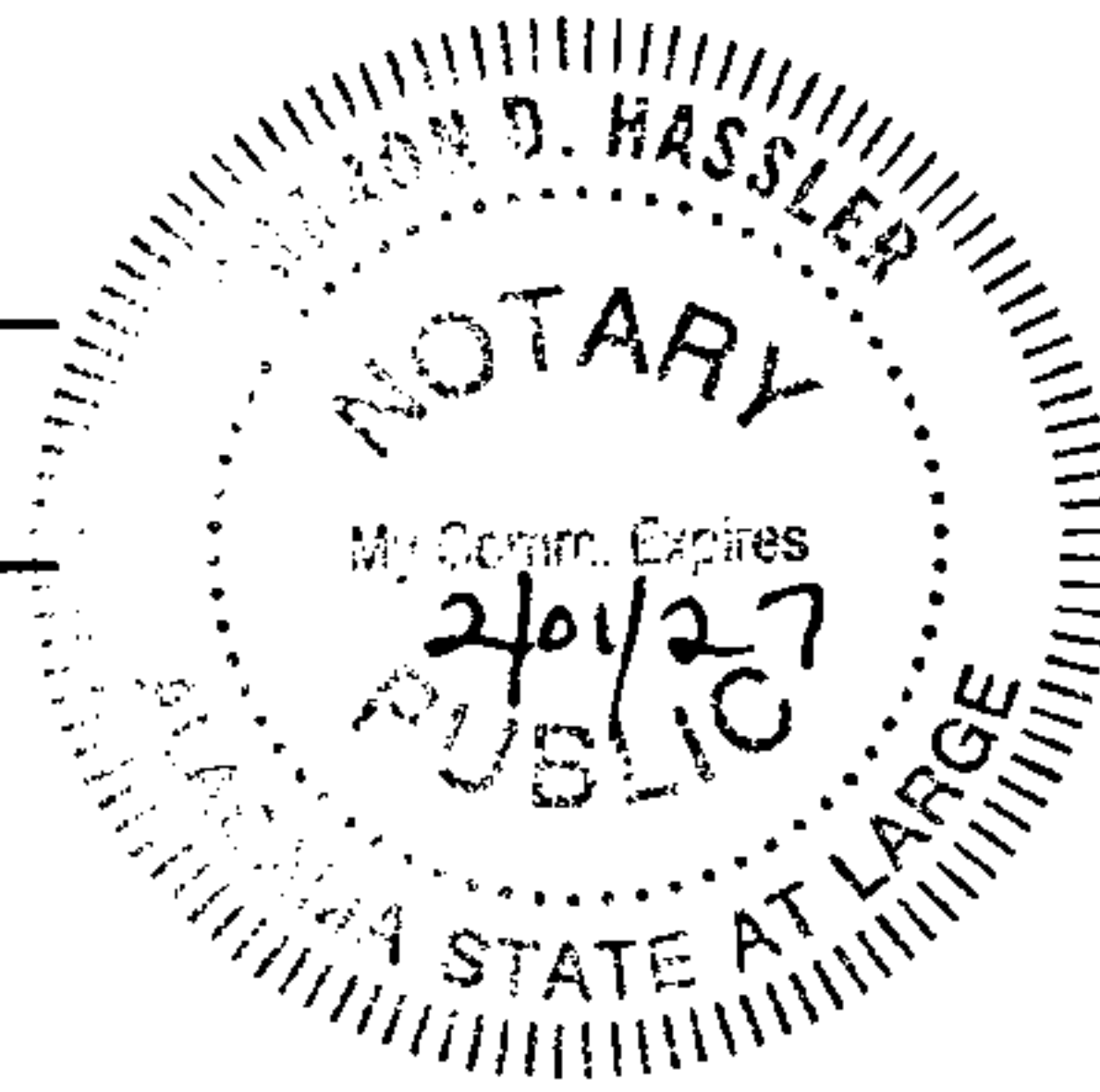
  
Elizabeth Mason

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Elizabeth Mason 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 said instrument, she executed the same voluntarily on the day and year set forth above.

**GIVEN UNDER MY HAND**, on this the 29th day of July, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 2/01/27





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/30/2025 02:14:34 PM  
\$110.50 JOANN  
20251230000397440

*Allen S. Bezel*

**Real Estate Sales Validation Form**

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

Grantor's Name Elizabeth Mason  
Mailing Address \_\_\_\_\_  
2135 Hwy 58  
Helena, AL 35080

Grantee's Name Elizabeth Mason and Cory Mason  
Mailing Address \_\_\_\_\_  
2135 Hwy. 58  
Helena, AL 35080

Property Address 4907 Coshatt Dr.  
Hoover, AL 35244  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale July 29, 2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 82,405.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other 1/2 Tax Appraisal

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 07/29/25

Print Elizabeth Mason

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

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one