

SEND TAX NOTICE TO:
Cody G. Mason and Cassidy Mason
240 Fox Valley Farms Rd
Maylene, AL 35114

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dwight Joyner**, a married man, whose address is 160 Fox Valley Farms Rd, Maylene, AL 35714 , (hereinafter "Grantor", whether one or more), by **Cody G. Mason, and Cassidy Mason**, whose address is 240 Fox Valley Farms Rd, Maylene, AL 35114, (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 G. Mason, and Cassidy Mason, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **240 Fox Valley Farms Rd, Maylene, AL 35114**, to-wit:

Lot 1, according to the Map of Joyner Family Subdivision, as recorded in Map Book 61, Page 95, in the Probate Office of 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 \$142,450.00 executed and recorded simultaneously herewith.

Dwight Joyner is the surviving grantee of that deed dated 09/29/2003 and recorded on 10/03/2003 as Instrument Number 20031003000667700 in the Official Records of the Shelby County Recording Office. Melani Falkner having passed away on 06/19/24.

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.

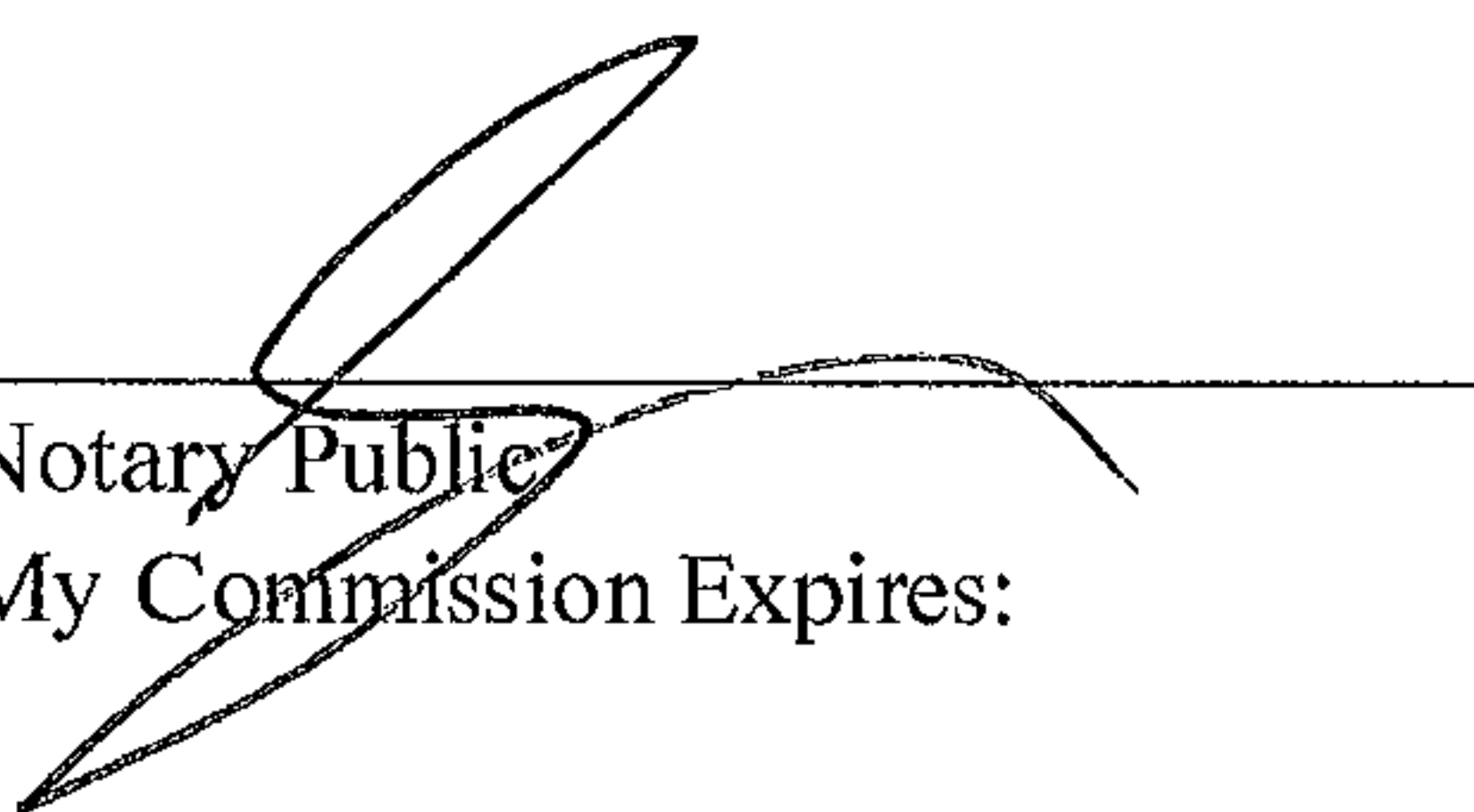
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of December, 2025.


Dwight Joyner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dwight Joyner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2025.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2026 08:52:54 AM
\$123.00 KELSEY
20260102000000540

Allie S. Bayl