

THIS INSTRUMENT PREPARED BY:
J. ALEX MUNCIE III
MUNCIE MATTSON & GUNTER P.C.
987 DREW LANE
AUBURN, ALABAMA 36830
(334) 821-7301

NOTE: THE PREPARER OF THIS INSTRUMENT IS ACTING
SOLELY AS SCRIVENER FROM INFORMATION PROVIDED
BY GRANTOR. NO TITLE EXAMINATION HAS BEEN PERFORMED
AND NO TITLE OPINION IS RENDERED.

STATE OF ALABAMA
COUNTY OF SHELBY

EXECUTRIX'S DEED FOR MUNIMENT OF TITLE
(Given to Perfect Title)

WHEREAS, Geraldine Waller (the "Decedent") was the owner of certain real property located in Shelby County, Alabama as more particularly described herein and as evidenced by survivorship warranty deed filed for record in Deed Book 274, at Page 297, in the Office of the Judge of Probate of Shelby County, Alabama, having been predeceased by her husband Jacob Winfield Waller, III; and

WHEREAS, Decedent died December 7, 2023, and her Last Will and Testament, a copy of which is attached hereto as Exhibit A, was admitted for probate on February 29, 2024, in Lee County, Alabama; and

WHEREAS, on February 29, 2024, Rita Grub Henry was duly appointed Executrix of the Estate of Geraldine W. Waller, deceased, by the Probate Court of Lee County, Alabama, and granted Letters Testamentary thereon, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Last Will and Testament of Geraldine W. Waller gave, devised and bequeathed all of her estate to her daughter Rita Carol Grub, who is now known as Rita Grub Henry; and

WHEREAS, the said Rita Grub Henry, as such Executrix, is authorized and empowered to execute this deed according to the form prescribed by law for the conveyance of real estate; and

WHEREAS, Rita Grub Henry, as Executrix of the Estate of Geraldine W. Waller, deceased, desires to place upon the public records of Shelby County, Alabama, a muniment of title describing the parcel of real property that has passed as part of said Estate to Rita Carol Grub, who is now known as Rita Grub Henry.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned, **Rita Grub Henry, as Executrix of the Estate of Geraldine W. Waller**, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained, sold and by these presents does hereby grant, bargain, sell and convey to **Rita Grub Henry (formerly known as Rita Carol Grub)** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described real property situated in Shelby County, Alabama, to wit:

SE 1/4 of the SE 1/4 of Section 29, Township 18, Range 2 East, situated in Shelby County, Alabama

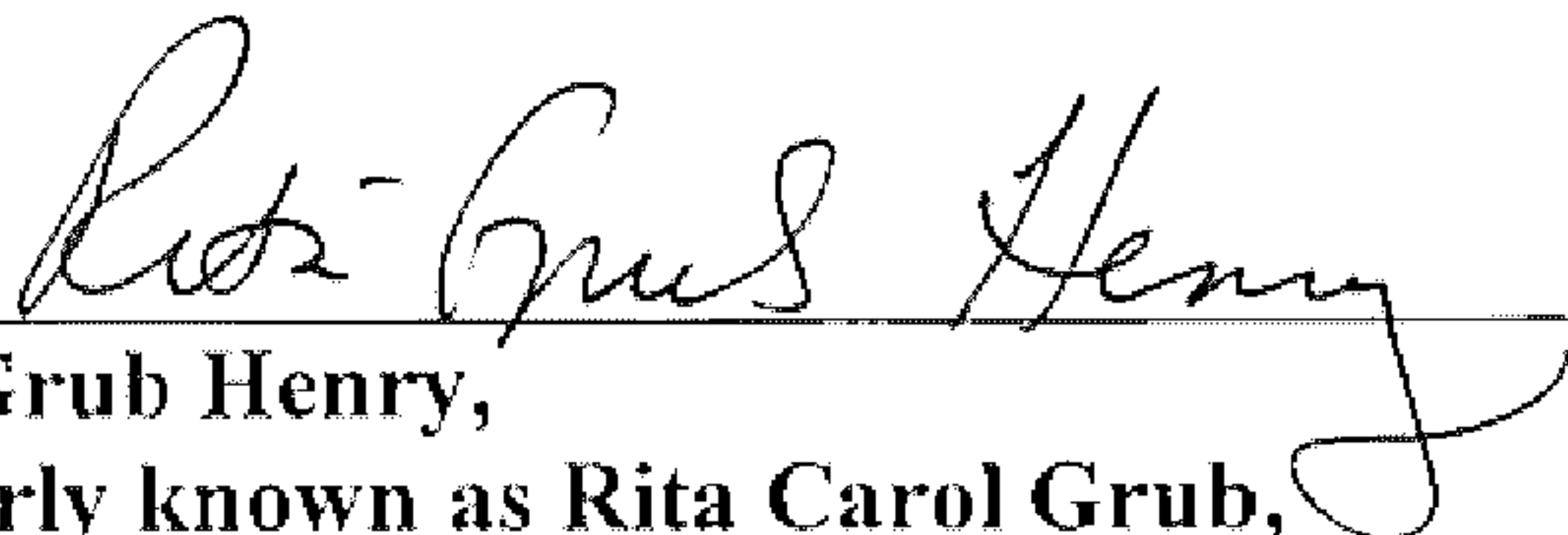
This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-or-way of record in said county affecting said described property.

Deed Reference: Book 274 Page 297

TO HAVE AND TO HOLD unto said Grantee, and to the heirs and assigns of said Grantee, in fee simple, forever.

This deed is given as muniment of title to real property specifically devised to the Grantee under the Last Will and Testament of Geraldine W. Waller, and **is given to perfect title** in the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on this the 18 day of June, 2025.

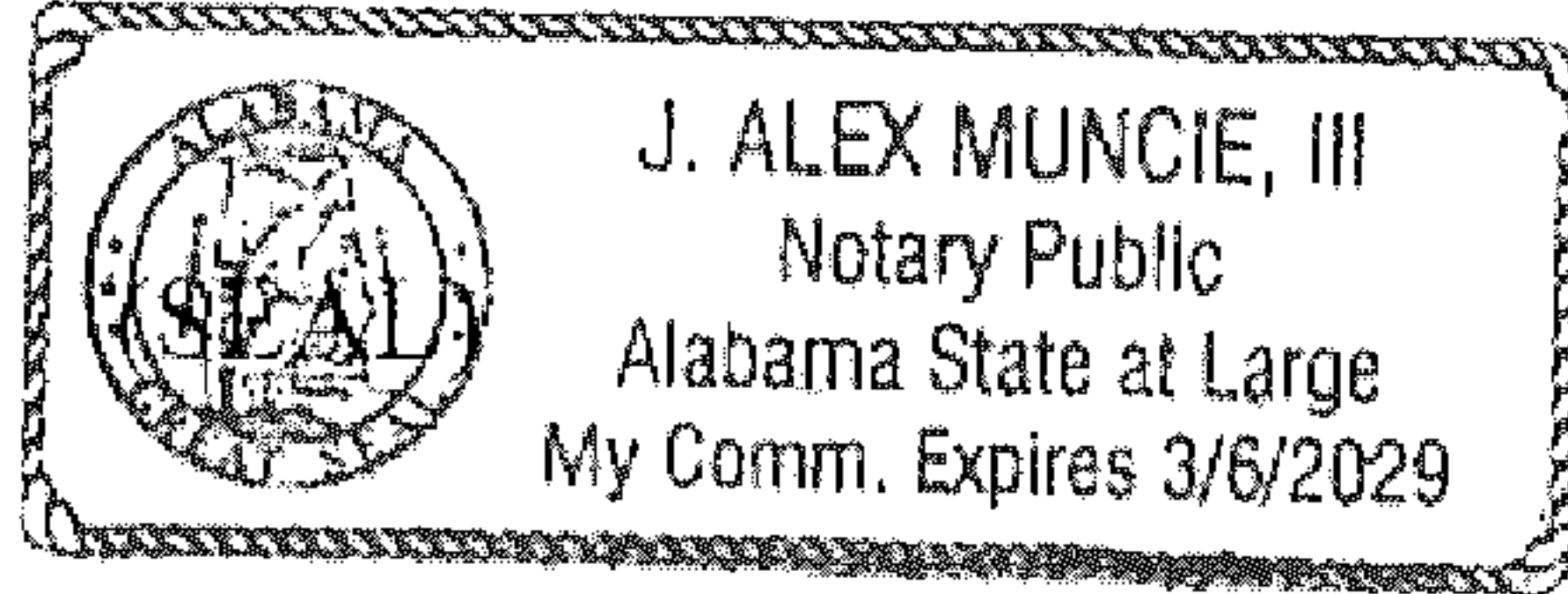


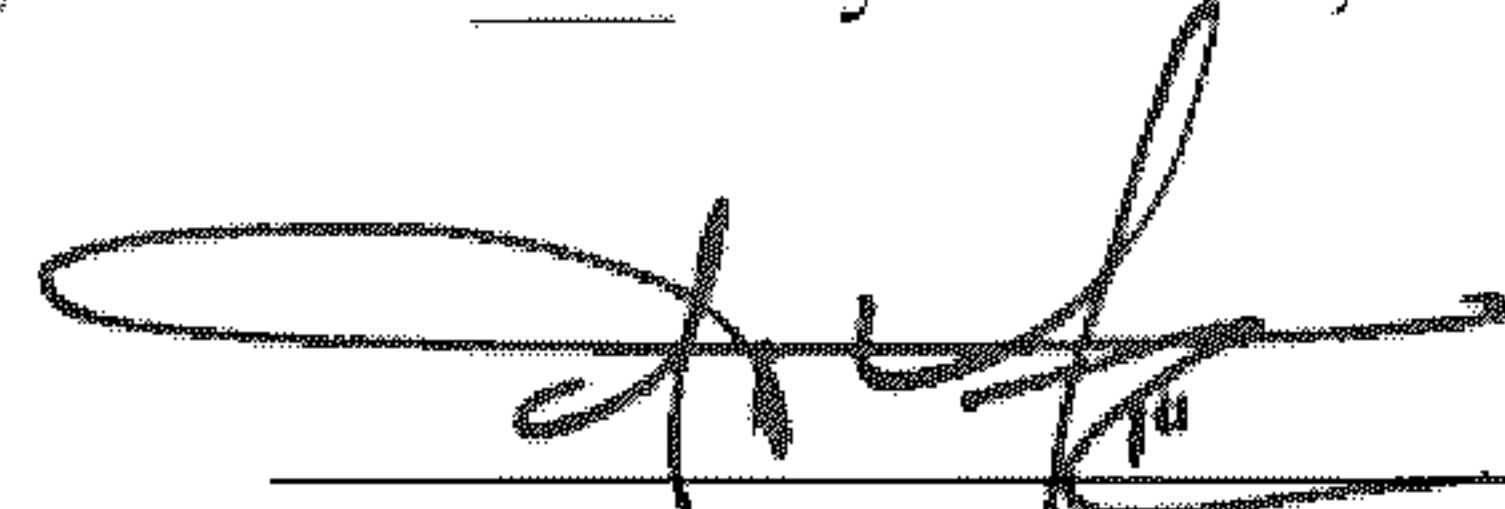
Rita Grub Henry,
formerly known as Rita Carol Grub,
as Executrix of the
Estate of Geraldine W. Waller

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Rita Grub Henry**, whose name is signed to the foregoing conveyance as Executrix of the **Estate of Geraldine W. Waller**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she as such Executrix executed the same voluntarily on the day the same bears date as the Executrix of the **Estate of Geraldine W. Waller**.

Given under my hand and seal of office, this the 18 day of June, 2025.





NOTARY PUBLIC:
My Commission expires: MARCH 06, 2029

Grantee's Address:

604 Shawnee Street
Auburn, AL 36830

EXHIBIT A

Last Will and Testament

OF

GERALDINE W. WALLER

STATE OF ALABAMA)

SHELBY COUNTY)

I, Geraldine W. Waller, a resident of Shelby County, State of Alabama, being of sound and disposing mind and memory, do make, publish and declare this instrument as and for my Last Will and Testament, hereby revoking any and all other wills and codicils heretofore made by me.

ITEM ONE

I direct that all of my just debts, including any outstanding charitable pledges and the expenses of my last illness and funeral, shall first be paid out of my estate by my Executor hereinafter named, as soon as possible after my death.

ITEM TWO

I give and devise unto my daughter, Rita Carol Grub, all of my clothing, jewelry and personal effects.

ITEM THREE

All of the rest, residue and remainder of my property, of whatsoever kind and character and wheresoever situated, I give, bequeath and devise unto my daughter Rita Carol Grub absolutely provided she survives me. I make no primary bequest unto my son Richard Allen Waller, not as a result of any lack of love and affection, but rather as a result of matters, things and his existing situation, the details of which need not be set out in detail herein. In the event my daughter Rita Carol Grub predeceases me then in that event I give, bequeath and devise said residue unto my son Richard Allen Waller.


ITEM FOUR

I hereby nominate and appoint Rita Carol Grub, Executrix of this my last will and testament and I direct that my said Executrix shall not be required to give bond or to file an inventory or appraisal of my estate in any court. During the administration of my estate I hereby vest in my

said Executrix full power to sell, convey, exchange, lease for a period beyond the termination of the administration of my estate, or for a less period, improve, borrow on the security of, encumber or otherwise dispose of, all or any part of my estate, in such manner and upon such terms and conditions as my said Executrix may approve, and to invest and reinvest my estate and the proceeds of sale or any portion thereof in such loans, stocks, bonds, or other securities, mortgages, common trust funds, or other property as she may consider suitable, whether or not a so-called "legal" investment of trust funds, and to change investments and to make new investments from time to time as to her may seem necessary or desirable. My said Executrix shall be free from the control and supervision of the Probate court, or any other court in the exercise of the foregoing provisions.

In the event my said Executrix should predecease me or in the event of her death during the administration of my estate or in the event she should be unable or unwilling to serve as such Executrix, I hereby nominate and appoint my son, Richard Allen Waller, as successor Executor with all the rights, powers, duties and privileges heretofore granted to the original Executrix.

IN WITNESS WHEREOF, I, Geraldine W. Waller, the testatrix, sign my name to this instrument this 16 day of May, 2002, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.



 GERALDINE W. WALLER

We, the undersigned witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testatrix signs and executes this instrument as her Last Will and that she signs it willingly, and that each of us, in the presence and hearing of the testatrix, hereby signs this Will as witness to the testatrix's signing and that to the best of our

knowledge the testatrix is eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Fred M. Reinhold
Witness 415 Luckie Bldg.
B'ham, Al 35223

Address

Dorothy Barnes
Witness

415 Luckie Bldg
Address B'ham, Al 35223

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

Subscribed and sworn to and acknowledged before me by Geraldine W. Waller, the testatrix, and subscribed and sworn to before me by Fred M. Reinhold and Dorothy Barnes, witnesses, this 10th day of May, 2002.

Katherine K. Arman
Notary Public

[SEAL]

My Commission Expires: 9-9-03

EXHIBIT B

FILED IN
OFFICE THIS

FEB 29 2024

BILL ENGLISH
PROBATE JUDGE

IN THE PROBATE COURT FOR LEE COUNTY, ALABAMA

IN RE: THE ESTATE OF GERALDINE W.
WALLER, DECEASED

Case No. 2024-124

LETTERS TESTAMENTARY

The Last Will and Testament of Geraldine W. Waller, deceased, having been duly admitted to record in said County, Letters Testamentary are hereby granted to Rita Grub Henry, the Executrix named in said Last Will and Testament, who has complied with the requisitions of the law, and is authorized to take upon herself the execution of said Last Will and Testament.

Witness my hand, and dated this 29th day of February, 2024.

/s/ Bill English

Bill English
Judge of Probate

STATE OF ALABAMA
COUNTY OF LEE

I, Bill English, Judge of Probate in and for said County and State, hereby certify that the within and foregoing is a true, correct and complete copy of the Letters of Testamentary issued to Rita Grub Henry as Executrix of the Estate of Geraldine W. Waller, deceased, as the same appears of record in my office, and are still in full force and effect.

Given under my hand and seal of office, this the 29th day of February, 2024.

Bill English

Bill English
Judge of Probate

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Geraldine W. Waller	Grantee's Name	Rita Grub Henry
Mailing Address	604 Shawnee Street Auburn, AL 36830	Mailing Address	604 Shawnee Street Auburn, AL 36830
Property Address	S/E ¼ of SE ¼ Section 29 T 18 R 2 E	Date of Sale	
		Total Purchase Price	
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$380,930

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"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other
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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 of 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 _____	Print: Rita Grub Henry	
<input type="checkbox"/> Unattested _____ (verified by)	Sign <u>Rita Grub Henry</u> (Grantor/Grantee/Owner/Agent) circle one	



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/18/2025 10:53:42 AM
 \$46.00 KELSEY
 20250618000186230

Alvin S. Beal