

THIS INSTRUMENT PREPARED BY:
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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

STATUTORY WARRANTY DEED

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**, a married woman (hereinafter referred to as Grantor), in hand paid by **Mason Scott Waller** (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain sell and convey unto the said **Mason Scott Waller**, that certain real property in Shelby County, being more particularly described as:

Lot 3, Waller Subdivision, according to and as shown by map or plat of said subdivision recorded in Map Book 62, Pages 64A and 64B as Instrument No. 20251219000388560 in the Office of the Judge of Probate of 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.

The property conveyed herein is not the property of either the Grantor or the spouse of the Grantor

TO HAVE AND TO HOLD unto said Grantee, in fee simple, forever.

AND THE SAID GRANTOR, does for herself, her heirs and assigns, covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons claiming by, though, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on this the 16 day of January, 2026.

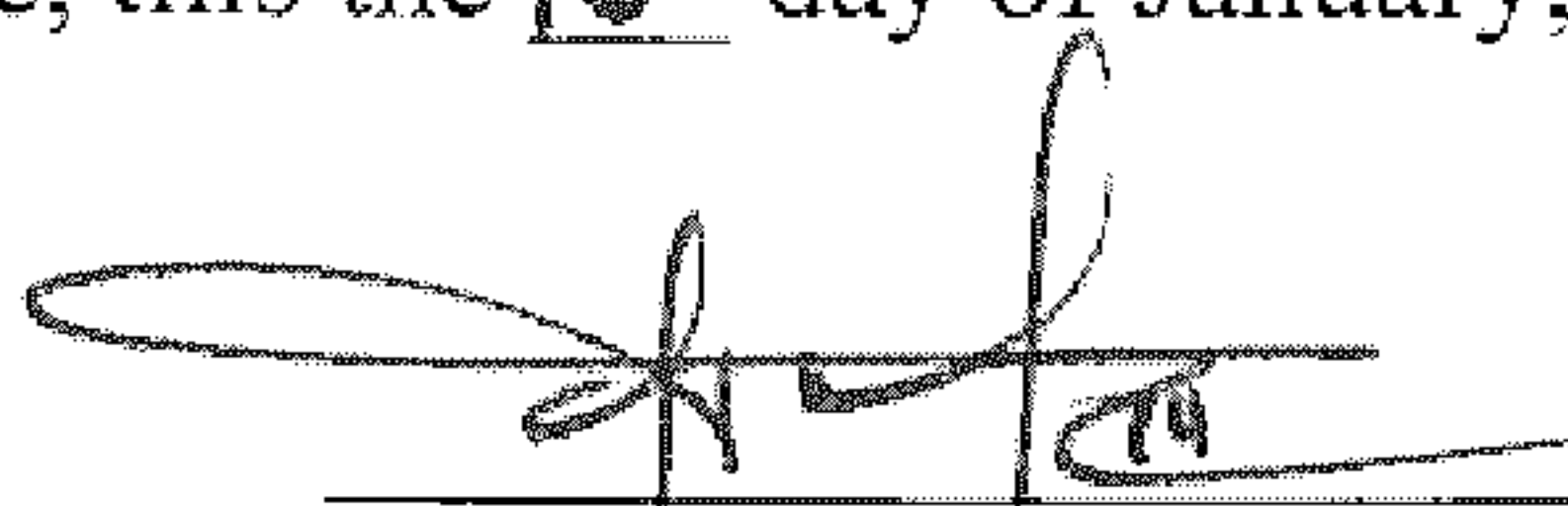
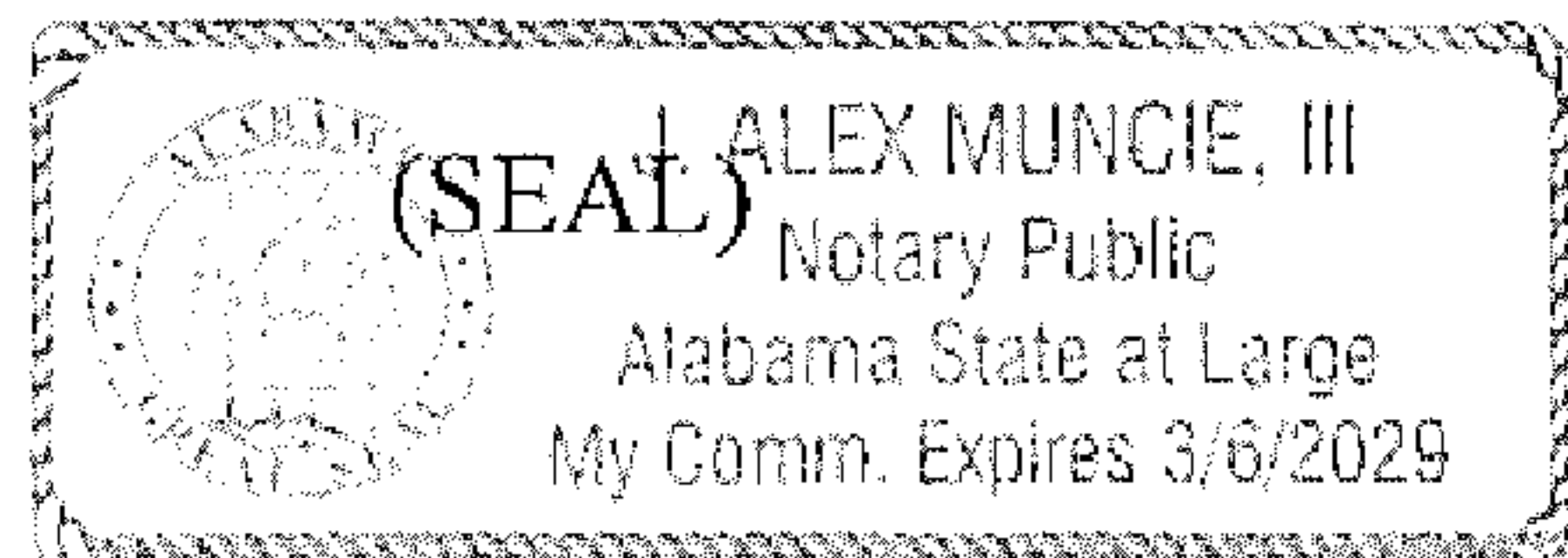


Rita Grub Henry

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, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this the 16 day of January, 2026.



NOTARY PUBLIC:

My Commission expires: MARCH 06, 2029

Grantee's Address:
71 Highway 101
Sterrett, AL 35147

Real Estate Sales Validation Form

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

Grantor's Name	Rita Grub Henry	Grantee's Name	Mason Scott Waller
Mailing Address	604 Shawnee Street Auburn, AL 36830	Mailing Address	71 Highway 101 Sterrett, AL 35147
Property Address	Lot 3, Waller Subdivision	Date of Sale	January 16, 2026
		Total Purchase Price	
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$60,126

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: Tax Assessment Value
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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

Sign Rita Grub Henry
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/16/2026 02:00:26 PM
 \$88.50 JOANN
 20260116000015460

Allen S. Bevil