

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, Alabama 35045**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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**SEND TAX NOTICES TO:**

**1980 Riva Ridge Road  
Helena, AL 35080**

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

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, in consideration of the sum of Five Hundred and 0/100 Dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR, **Glenda M. Washburn, a single person**, in hand paid by the GRANTEES, **Glenda M. Washburn and Tanner Mason**, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 25, according to the Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15 Page 41 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.**

**NOTE: Dale L. Washburn passed from this life on or about October 13, 2019.**

**Note: The drafter of this instrument acted as a scrivener only and no representation is made as to the chain of title or legal description contained herein.**

**TO HAVE AND TO HOLD** to the said GRANTEES, their heirs, executor, administrators, successors and assigns forever.

**AND THE GRANTOR**, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor,

administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

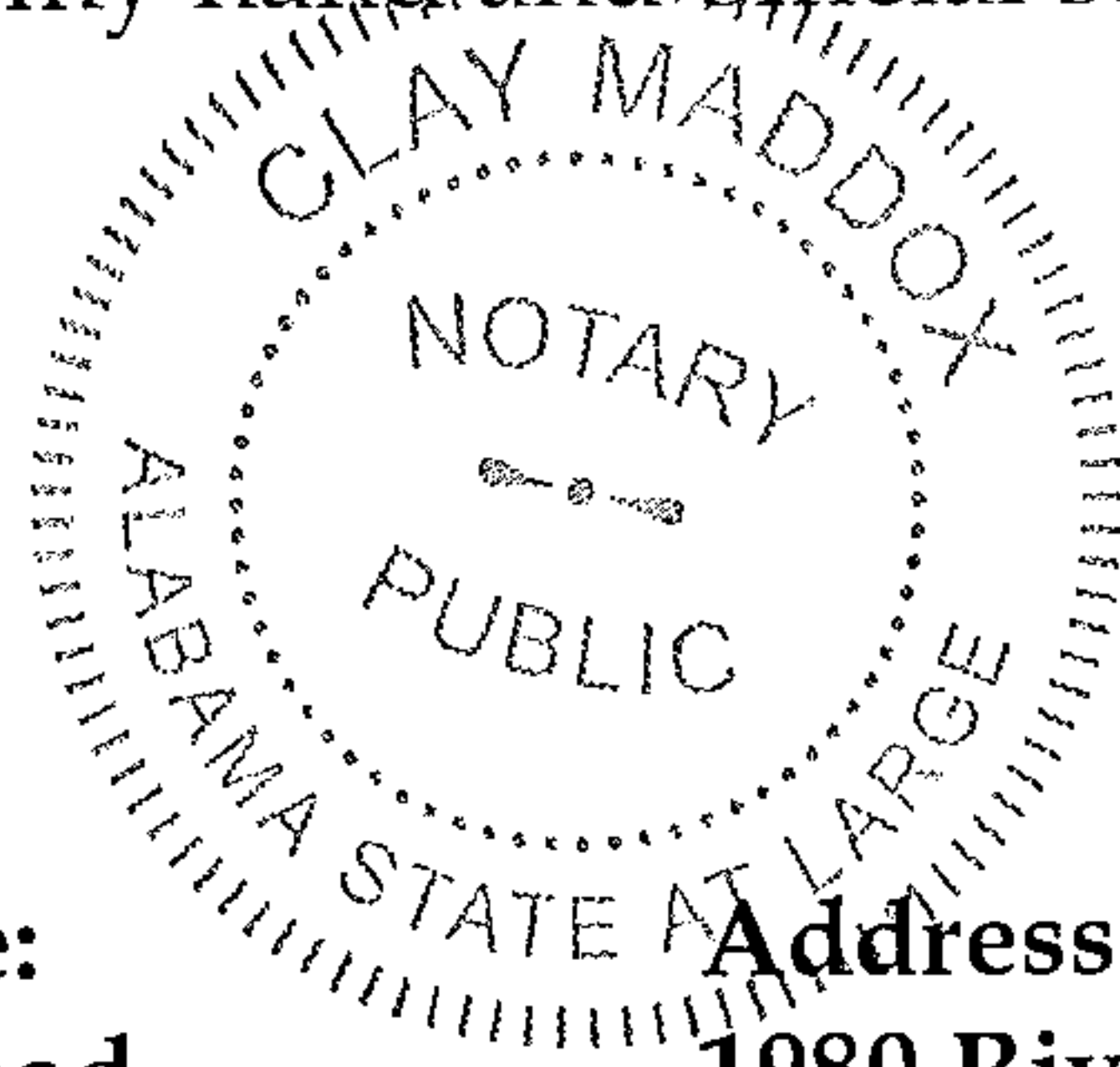
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 15<sup>th</sup> day of February, 2024.

Glenda Washburn  
\_\_\_\_\_  
GLENDA M. WASHBURN

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Glenda M. Washburn** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2024.



[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 4-25-27

**Address of Grantee:**  
1980 Riva Ridge Road  
Helena, AL 35080

**Address of Grantor:**  
1980 Riva Ridge Road  
Helena, AL 35080

**Property Address:**  
1980 Riva Ridge Rd  
Helena, AL 35080

**Real Value: \$206,400.00**

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Glenda M. Washburn</u>	Grantee's Name	<u>Glenda M. Washburn</u>
Mailing Address	<u>1980 Riva Ridge Road</u> <u>Helena, AL 35080</u>	Mailing Address	<u>Tanner Mason</u> <u>1980 Riva Ridge Road</u> <u>Helena, AL 35080</u>
Property Address	<u>1980 Riva Ridge Road</u> <u>Helena, AL 35080</u>	Date of Sale	<u>02/01/2024</u>
		Total Purchase Price	<u>\$ 206,400.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Deed

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 02/02/2026 Print Amy Evans

Unattested Sign Amy Evans Paralegal

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2026 01:06:27 PM  
\$234.50 BRITTANI  
20260202000030200

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Amy Evans*