

This instrument was prepared by:

Send Tax Notice to:

(Name) ✓ Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

(Name) Sharon Elizabeth Trice
(Address) 519 Meyer Lane, #53
Redondo Beach, CA 90278

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION--
-----DOLLAR, to the undersigned grantor (whether one or more), in hand
paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THE**
ESTATE OF BOBBY RAY TRICE, Deceased, by and through PAULINE SHIREY, Executrix;
CYNTHIA RAY MCKINLEY, a married woman; VIRGINIA SUSAN ARDIGO, a married woman;
and SHARON ELIZABETH TRICE, a single woman (herein referred to as **GRANTOR,**
whether one or more), grant, bargain, sell and convey unto **SHARON ELIZABETH**
TRICE, (herein referred to as **GRANTEE** whether one or more), the following
described real estate, situated in SHELBY County, Alabama, to wit:

A certain tract or parcel of land in Calera, Alabama, more particularly
described as follows: Commence at a point on the West line of the right of way
of Montgomery Avenue where it is intersected by the centerline of the tract of
the Southern Railroad; thence South along the West line of said Montgomery
Avenue 55.55 feet for a point of beginning of the lot herein conveyed; from
said point of beginning run in a Westerly direction parallel with the
centerline of the Southern Railroad tract 147.77 feet to the Eastern line of an
alley; thence South along the Eastern line of said alley 46 feet; thence in an
Easterly direction parallel with the centerline of the Southern Railroad tract
147.77 feet, more or less, to the Western line of said Montgomery Avenue;
thence North along the Western line of Montgomery Avenue 46 feet to the point
of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Less and except any portion lying within railroad right of way.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF
THE MARRIED GRANTORS HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS
IT CONTIGUOUS THERETO.

Inst # 1996-39733

12/03/1996-39733
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 NCB 27.50

Inst # 1996-39733

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME BEING FULLY INCORPORATED HERewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and/or assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of November, 1996.

Cynthia Ray McKinley (SEAL)
CYNTHIA RAY MCKINLEY

Virginia Susan Ardigo (SEAL)
VIRGINIA SUSAN ARDIGO

Sharon Elizabeth Trice (SEAL)
SHARON ELIZABETH TRICE

Pauline Shirey (SEAL)
THE ESTATE OF BOBBY RAY TRICE,
Deceased, by and through its
Executrix, PAULINE SHIREY

STATE OF Alabama
COUNTY OF Shelby) Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that PAULINE SHIREY, whose name as **Executrix of the Estate of BOBBY RAY TRICE**, 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 conveyance, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 1996.

L. Michelle R. Damp
Notary Public
My Commission Expires: 5/17/99

STATE OF Washington
COUNTY OF Island) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **CYNTHIA RAY MCKINLEY**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 1996.

Kathryn J. Branton
Notary Public

My Commission Expires: 8-22-97

STATE OF California
COUNTY OF San Diego) General Acknowledgment

see attached
I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **VIRGINIA SUSAN ARDIGO**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 1996.

Notary Public

My Commission Expires: _____

STATE OF California
COUNTY OF Los Angeles) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **SHARON ELIZABETH TRICE**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 1996.

David Silvers

Notary Public

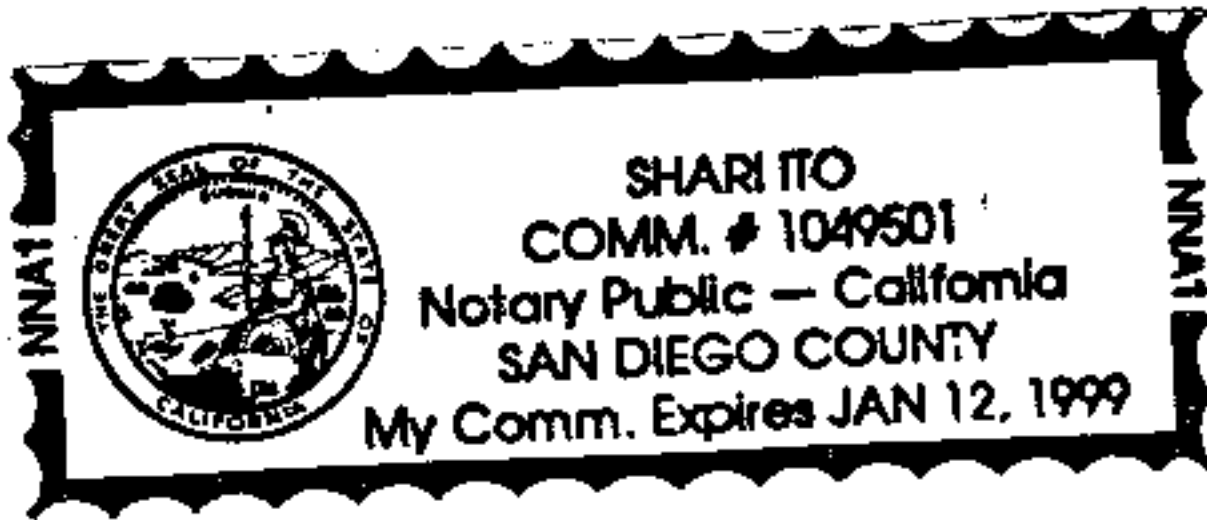
My Commission Expires: July 1, 1998



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego
On October 9, 1996 before me, Shari Ito, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared VIRGINIA SUSAN ARDIGO
Name(s) of Signer(s)

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: none Number of Pages: 3

Signer(s) Other Than Named Above: Cynthia Ray McKinley, Sharon Elizabeth Trice, Pauline Shirey

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW Pauline Shirey, Cynthia Ray McKinley, Virginia Susan Ardigo, and Sharon Elizabeth Trice, as the "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say, as follows:

1. That each of the Affiants are over the age of nineteen (19) years, of sound mind and otherwise competent to make this Affidavit, and have personal knowledge of the facts stated herein.

2. Each of said Affiants are familiar with the family history of Bobby Ray Trice, "decedent" herein, who died seized of certain property located in Shelby County, Alabama, more particularly described, as follows:

3. Said decedent died on the 20th day of October, 1994, at his residence located upon Highway 25 East, Calera, Alabama 35040, said residence being located in Shelby County, Alabama.

4. On or about December 1, 1995, Pauline Shirey was granted Letters Testamentary, issued by the Probate Judge of Shelby County, Alabama, pursuant to Case Number 34-143, and said Letters were issued without the power to sell real estate, as it is the case that such power was not granted within the body of decedent's Will.

5. Affiants further state that said decedent left surviving the following persons, as heirs or otherwise interested in the estate, all of whom are over the age of nineteen (19) years and of sound mind, specifically designated as follows:

Cynthia Ray McKinley, surviving daughter
7898-700 Avenue West
Oak Harbor, Washington 98277

Virginia Susan Ardigo, surviving daughter
7240 Calle Cris, Apt. 27
San Diego, California 92126

Sharon Elizabeth Trice, surviving daughter
519 Meyer Lane, No. 53
Redonda Beach, California 90278

6. Decedent left no adopted children, nor did he leave, surviving him, any other descendants of his natural children.

7. Affiants would represent that no person or entity, other than those hereinabove designated, have, or maintain, any right, title or interest within the above described real estate.

8. Affiants would further state that all debts and charges against the estate of the decedent have been paid and satisfied.

Pauline Shirey
Pauline Shirey

Cynthia Ray McKinley
Cynthia Ray McKinley

Virginia Susan Ardigo
Virginia Susan Ardigo

Sharon Elizabeth Trice (Kozlak)
Sharon Elizabeth Trice (Kozlak)

STATE OF Alabama)
COUNTY OF Shelby)

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by **Pauline Shirey**, who has read the contents hereof, and signed same voluntarily, on this 8th day of November, 1996.

L. Michelle K. Damp
Notary Public
My commission expires: 5/17/99

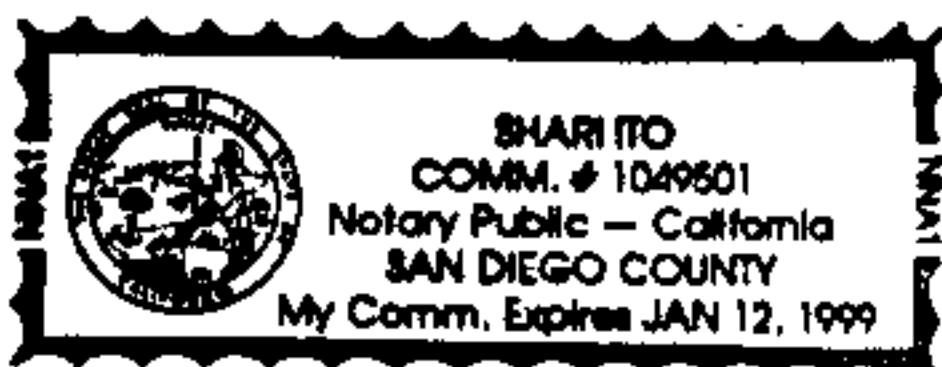
STATE OF Washington)
COUNTY OF Island)

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County, in said State, by **Cynthia Ray McKinley**, who has read the contents hereof, and signed same voluntarily, on this 28th day of October, 1996.

Kathleen S. Brewster
Notary Public
My commission expires: 8-22-97

STATE OF California ,
COUNTY OF San Diego ,

Sworn to and subscribed before me, the undersigned, a Notary Public, in
and for said County, in said State, by **Virginia Susan Ardigo**, who has read the
contents hereof, and signed same voluntarily, on this 9th day
of October, 1996.



[Signature]
Notary Public
My commission expires: 1/12/99

STATE OF California
COUNTY OF Los Angeles

Sworn to and subscribed before me, the undersigned, a Notary Public, in
and for said County, in said State, by **Sharon Elizabeth Trice**, who has read the
contents hereof, and signed same voluntarily, on this 21st day
of October, 1996.



[Signature]
Notary Public
My commission expires: 7/1/98

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SHELBY COUNTY JUDGE OF PROBATE
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