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04/01/2021 09:19:52 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jessica R Rice
412 Wynlake Lane
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, The 1995 Moughalian Family Trust whose address is 3329 RANCHO FAMOSA CARLSBAD CA 92009 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jessica R Rice whose address is 412 Wynlake Lane, Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, Page 12 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$241,656.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, 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 the ¹⁸~~19~~th day of March, 2021.

Girard Moughalian
Girard Moughalian, Trustee

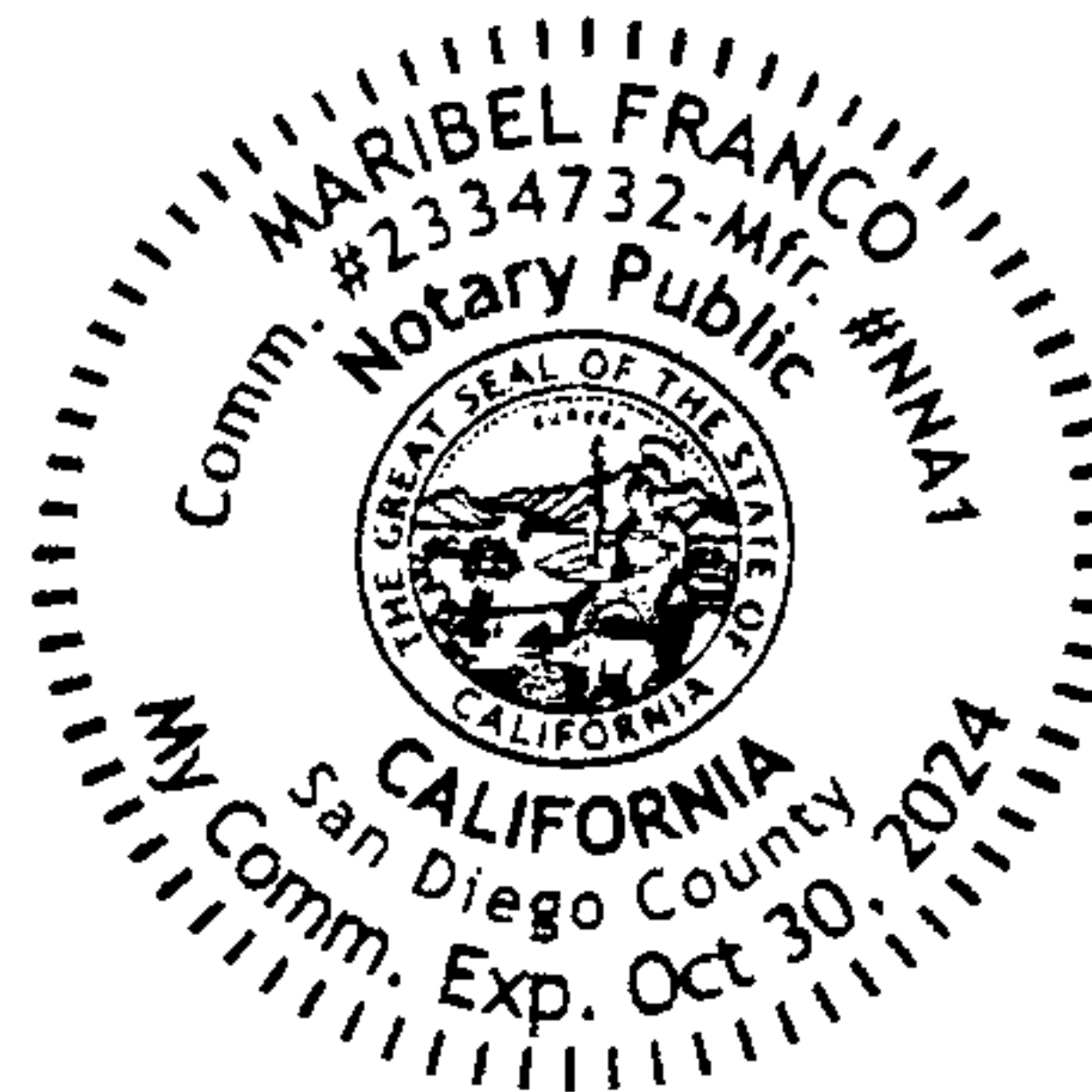
Renate A Moughalian
Renate A. Moughalian, Trustee

State of California
County of San Diego

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Girard Moughalian and Renate A. Moughalian as Trustees of The 1995 Moughalian Family Trust is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of March, 2021.

Maribel Franco
Notary Public, State of California
Maribel Franco
Printed Name of Notary
My Commission Expires: 10.30.2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2021 09:19:52 AM
\$33.50 CHERRY
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Allie S. Bayl