

Tax Assessor Value: 156,400.00
Conveying 1/2 Interest: 78,200.00

20230123000017920
01/23/2023 10:56:36 AM
DEEDS 1/7

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Aaron Campbell Rhea
(Address) 132 Park Place Lane
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Aaron Campbell Rhea, a/an married man, David Gabriel Rhea, a/an Single man, being the sole heirs and next-of-kin of Francille W. Rhea, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Aaron Campbell Rhea** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 4, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HERewith.

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

Francille W. Rhea was one and the same as Polly Francille Rhea.

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 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 2nd day of ~~October~~ November, 2022.

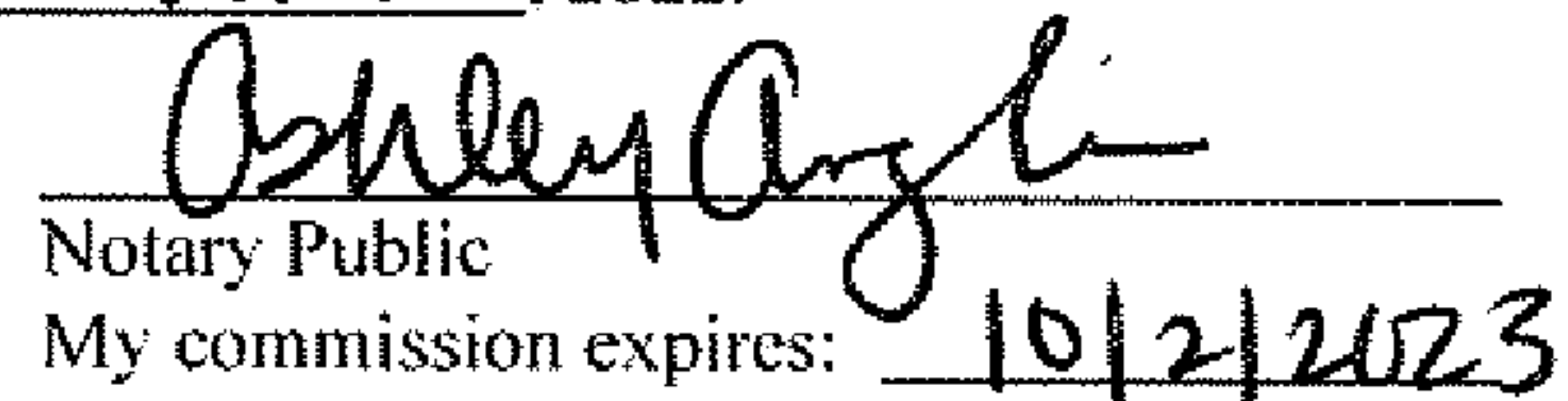
20230123000017920 01/23/2023 10:56:36 AM DEEDS 2/7

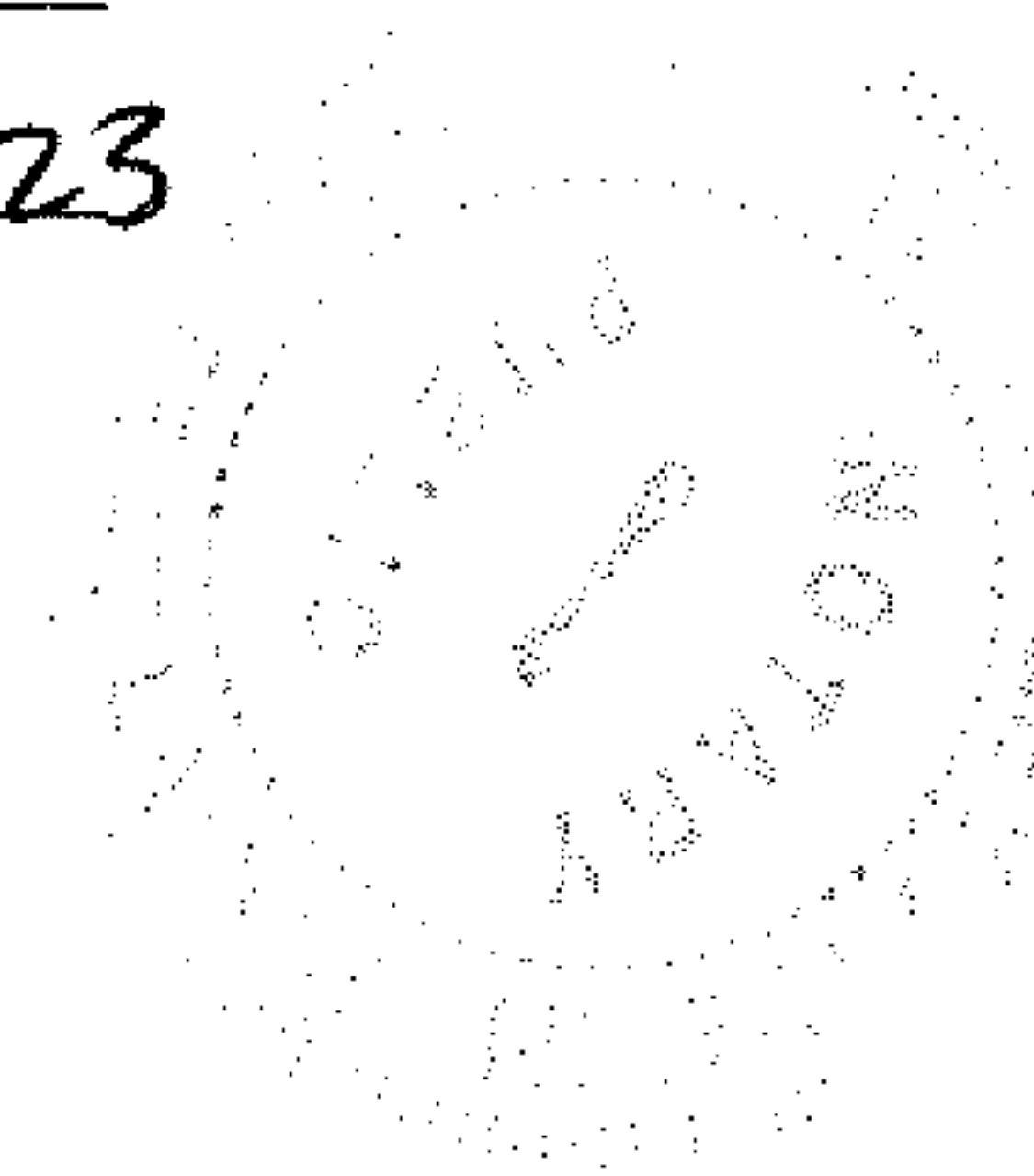

Aaron Campbell Rhea

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Aaron Campbell Rhea**, whose names 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, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of November, 2022.


Notary Public
My commission expires: 10/2/2023



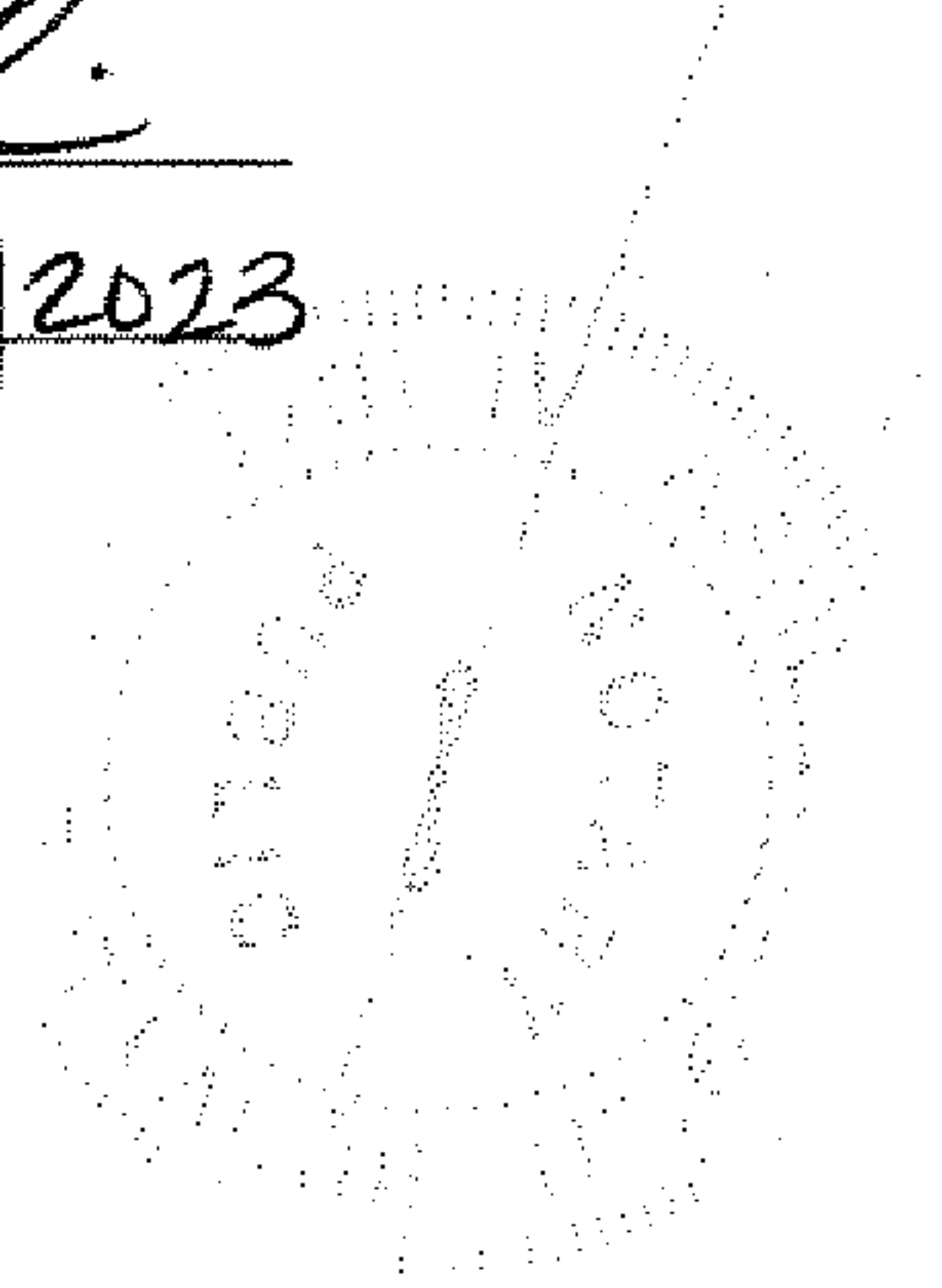
David Gabriel Rhea
David Gabriel Rhea

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Gabriel Rhea**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of November, 2022.

Ashley Angel
Notary Public
My commission expires: 10/2/2023



HEIRSHIP AFFIDAVIT

COME NOW, **Aaron Campbell Rhea and David Gabriel Rhea**, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On February 8th, 1995, Denman Builders, Inc. executed a deed to Francille W. Rhea, recorded in Instrument: 1995-03695, in the Office of the Judge of Probate of Shelby County, Alabama.
3. The above referenced real estate is hereinafter described, as follows:

Lot 4, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
4. On or about March 13, 2007, Francille W. Rhea died, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
5. Upon the date of the decease of Francille W. Rhea, he left the following heirs and next-of-kin to survive her:

Aaron Campbell Rhea, Son



David Gabriel Rhea – Son



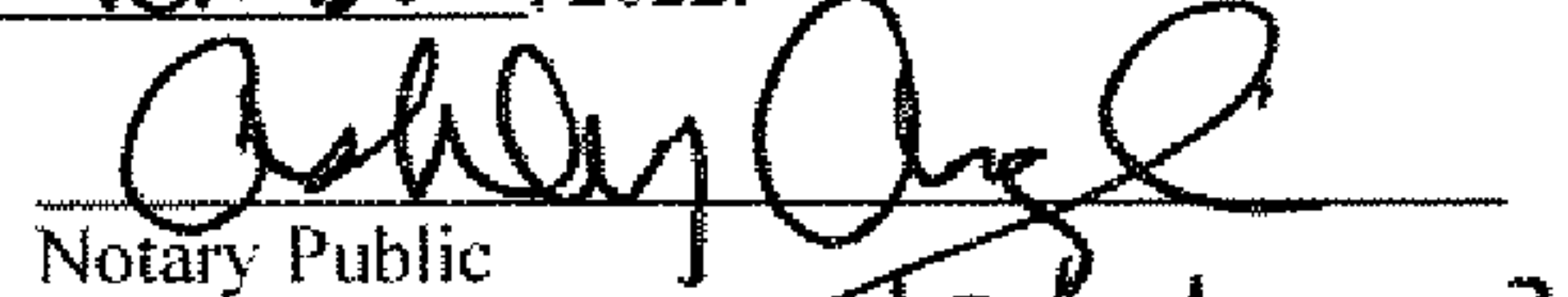
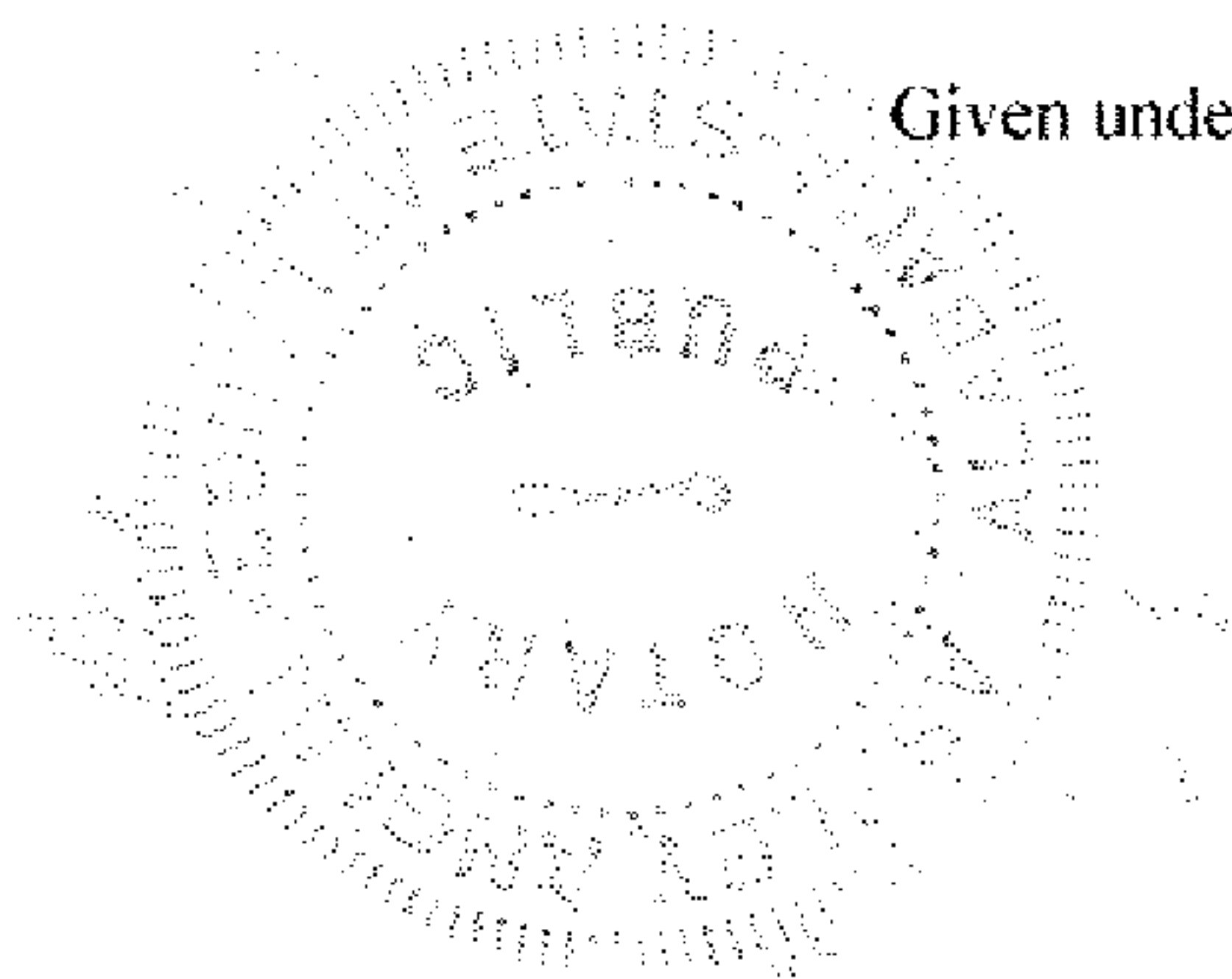
6. The above designated survivors, are the only heirs and next of kin of Francille W. Rhea, are over the age of nineteen (19) years, and of sound mind. Furthermore, Francille W. Rhea left to survive her no other natural children, adopted children, or survivors thereof.
7. All debts and charges against the estate of Francille W. Rhea have heretofore been paid and satisfied.


Aaron Campbell Rhea

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Aaron Campbell Rhea**, whose name is signed to the foregoing **heirship affidavit**, 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 with full Authority.

Given under my hand and official seal this 2nd day of November, 2022.


Notary Public
My commission expires: 10/2/2023

David Gabriel Rhea
David Gabriel Rhea

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Gabriel Rhea**, 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, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of November, 2022.

Ashley Aye
Notary Public
My commission expires: 10/2/2023



Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

AFFIDAVIT AS TO HEIRS

State of ALABAMA
County of Shelby

On this 2nd day of November before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Francille W. Rhea, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Francille W. Rhea under Section 43-8-41 et seq. of the Code of Alabama.

Francille W. Rhea died on March 13th, 2007. Decedent did not have a Last Will and Testament.

She was a vested in title on the following described property:

Lot 4, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Spouse: NONE

Children: Aaron Campbell Rhea and David Gabriel Rhea

Adopted children: NONE

Descendants of deceased children: NONE

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.

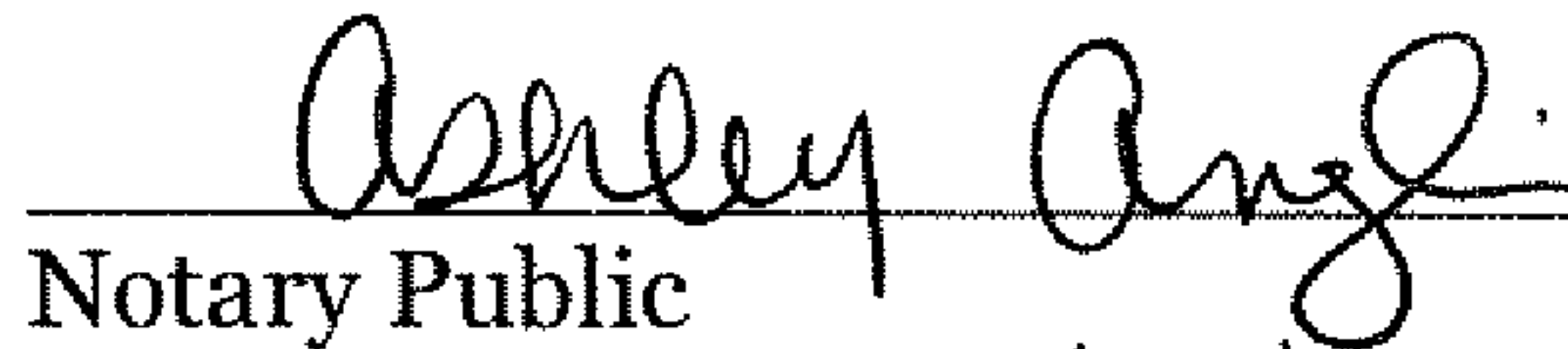


Affiant (signature)

Patrick Sanders

Address: 177 Rock Terrace Cir Helena, AL 35080

Subscribed and sworn to before me on this 2nd day of November 2022.



Notary Public

My term expires: 10/2/2023

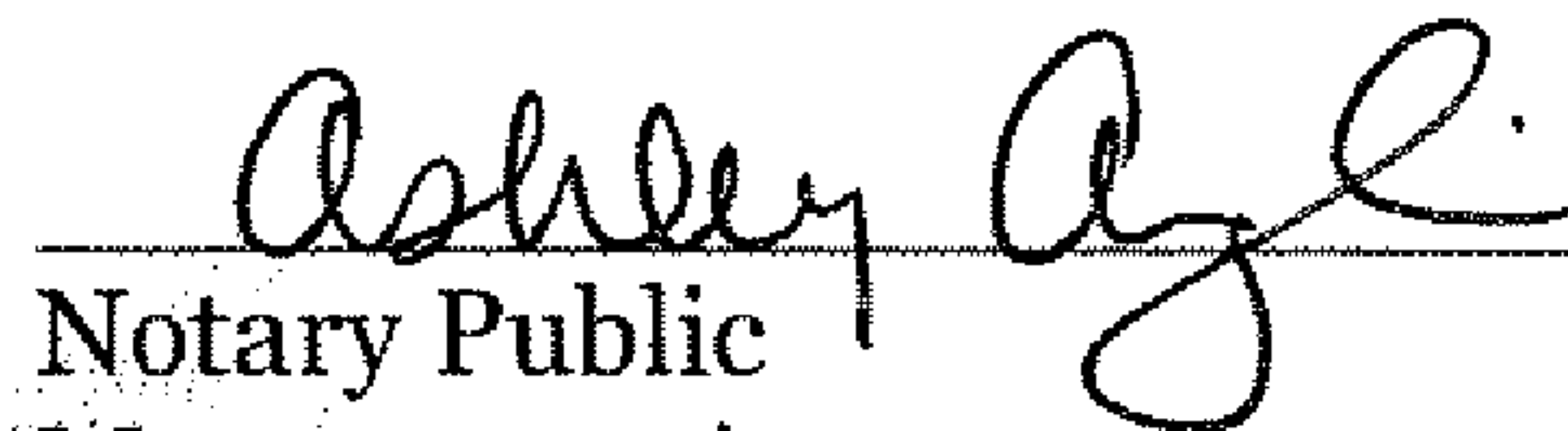


Affiant (signature)

Shauna Sanders

Address: 177 Rock Terrace Cir Helena AL 35080

Subscribed and sworn to before me on this 2nd day of November 2022.



Notary Public

My term expires: 10/2/2023

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2023 10:56:36 AM
\$120.50 BRITTANI
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