


This instrument was prepared by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY


20150819000288110 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/19/2015 09:17:25 AM FILED/GERT

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND Dollars and 00/100 (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *Kacy J. Niven*, a SINGLE woman, hereby remises, releases, quit claims, grants, sells, and conveys to *Chesley Brandon Niven* (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 35, Countryside at Chelsea, Second Sector, according to the map recorded in Map Book 10, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

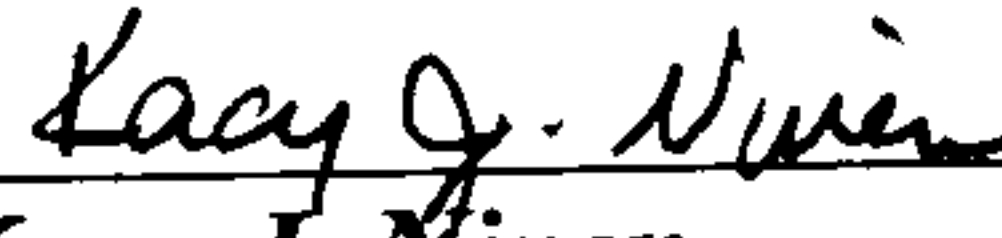
The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

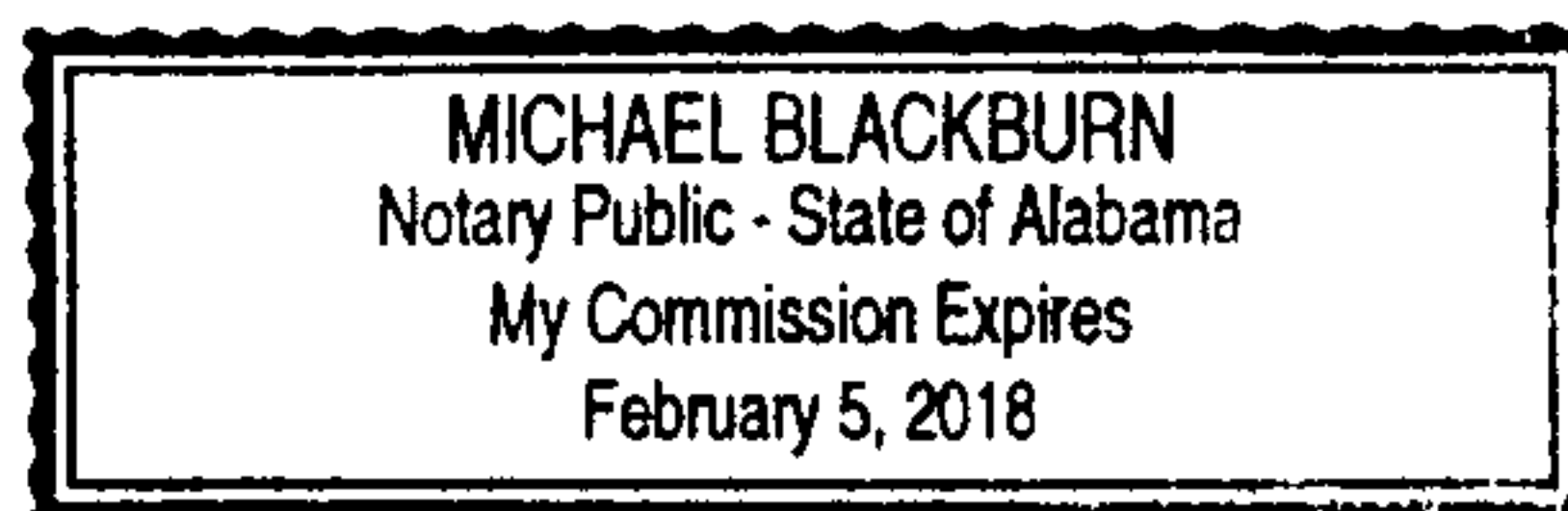
This instrument is given to correct the acknowledgment in Inst. # 20090505000166050.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 6th day of AUGUST, 2015.


Kacy J. Niven

STATE OF ALABAMA
COUNTY OF Madison





I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Kacy J. Niven*, 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 6th day of August, 2015.

Real Estate Sales Validation Form

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

Grantor's Name Kacy J. Niven
Mailing Address 240 Liberty Ridge
Chelsea, AL 35043
Property Address 240 Liberty Ridge
Chelsea, AL 35043

Grantee's Name Chesley Brandon Niven
Mailing Address 1000 South Bridge
Dewitt, MI 48820
Date of Sale 8-6-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$5,000.00

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)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other Corrective Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20150819000288110 2/2 \$22.00
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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 8-6-15

Print Mike T. Atchison

Unattested

AL
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one