

This Instrument was Prepared by:

Send Tax Notice To: Ashley N. Gray

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

118 Mooney Rd
Columbiana AL 35051

File No.: MV-14-21591

WARRANTY DEED

20140902000275370 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
09/02/2014 03:24:35 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christian B. Nivens, a married and Lesa W. Niven, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ashley N. Gray**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 3, according to the Map of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Probate Office of Shelby County, Alabama

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$122,735.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of August, 2014.

Christian B. Nivens

Christian B. Nivens

Lesa W. Nivens

Lesa W. Nivens

Lesa W. Nivens AS attorney in fact

Lesa W. Nivens
Attorney In Fact

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christian B. Nivens by Lesa W. Nivens, as Attorney In Fact and Lesa W. Nivens, whose name(s) 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.

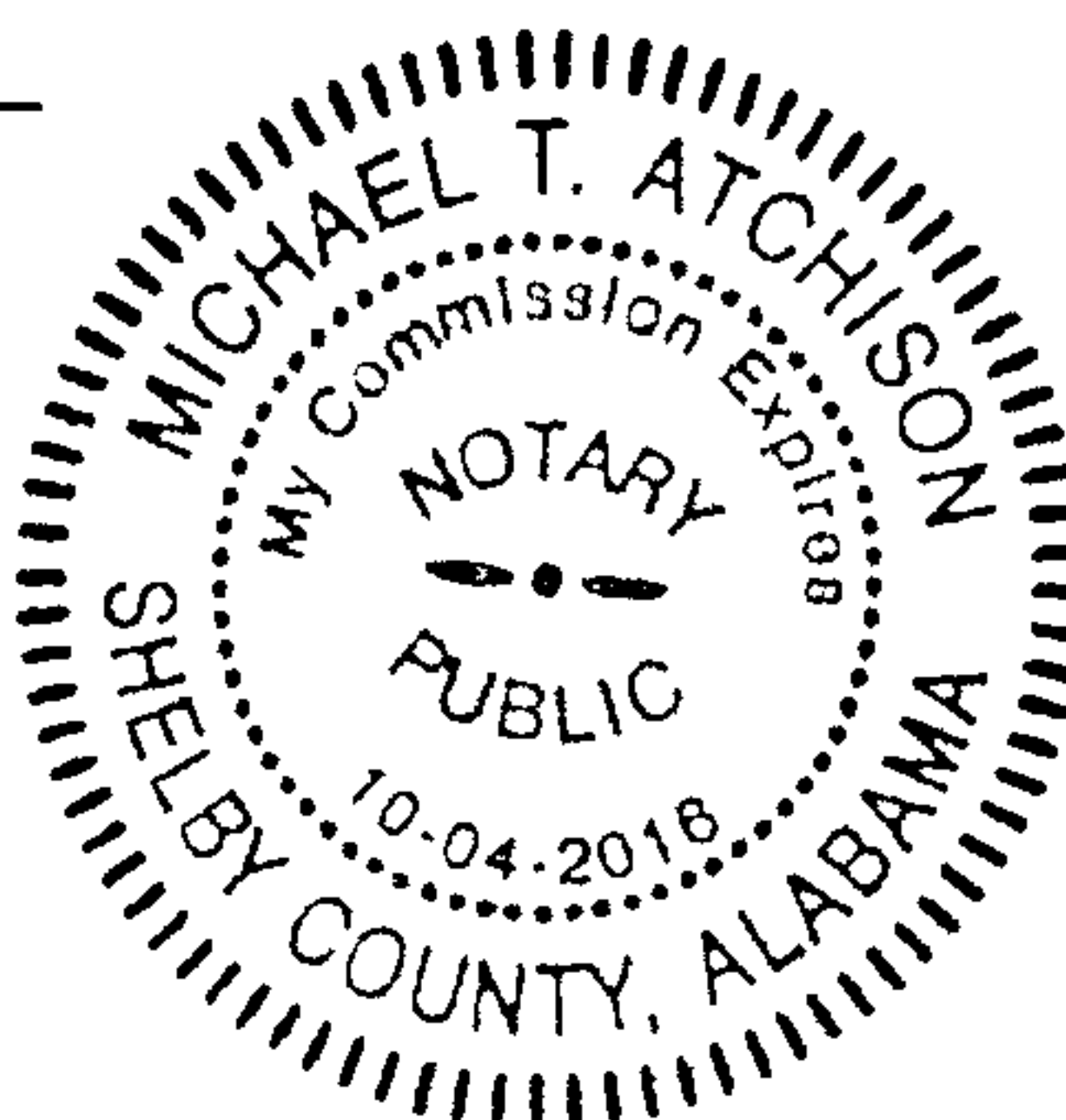
Given under my hand and official seal this the 29th day of August, 2014.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form

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

Grantor's Name Christian B. Nivens
Lesa W. Nivens
Mailing Address 118 Mooney Road
Columbiana, AL 35051
Property Address 118 Mooney Rd.
Columbiana, AL 35051

Grantee's Name Ashley N. Gray
Mailing Address 118 Mooney Rd
Columbiana AL 35051
Date of Sale August 29, 2014
Total Purchase Price \$125,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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

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 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 August 27, 2014

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



20140902000275370 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
09/02/2014 03:24:35 PM FILED/CERT

Form RT-1