

Send Tax Notice To:

Brian W. Akin

107 Glen Abbey Way
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209
(205) 871-1440 Cartus File #2481968

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
_____ (\$ 205,500.00) to the undersigned Grantors in hand paid by the Grantees,
whether one or more, herein, the receipt of which is hereby acknowledged, we, Shannon H. Nivens and
his wife, Kimberly K. Nivens (herein referred to as Grantors) do grant, bargain, sell and convey unto

Brian W. Akin and Georgina C. Akin

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,
to-wit:

**Part of Lot 89-A, according to a Resurvey, recorded in Map Book 23, Page 148 of Lots 87,
88, 89, & 90, Weatherly Glen Abbey-Sector 12, as recorded in Map Book 18, Page 128 and
Part of Weatherly Club Sector 14, as recorded in Map Book 18, Page 87, more particularly
described as being all of Lot 89, according to the Survey of Weatherly, Glen Abbey, Sector
12, as recorded in Map Book 18, Page 128, in the Office of the Judge of Probate of Shelby
County, Alabama.**

Deed Effective Date: September 19, 2014

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$ 195,225.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or
terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the
other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the
other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20 day of June, 2014

Shannon H. Nivens
Shannon H. Nivens

Kimberly R. Nivens
Kimberly R. Nivens

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Shannon H. Nivens 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 20 day of June, 2014.

Marie Dawn Moore
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 15, 2017

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Kimberly K. Nivens 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 20 day of June, 2014.

Marie Dawn Moore
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 15, 2017

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Real Estate Sales Validation Form

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

Grantor's Name	Shannon H. Nivens	Grantee's Name	Brian W. Akin & Georgina C. Akin
Mailing Address	c/o Cartus Financial Corp.	Mailing Address	107 Glen Abbey Way
	40 Apple Ridge Road		Alabaster, AL 35007
	Danbury, CT 06810		
Property Address	107 Glen Abbey Way	Date of Sale	9/19/14
	Alabaster, AL 35007	Total Purchase Price	\$ 205,500.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

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.

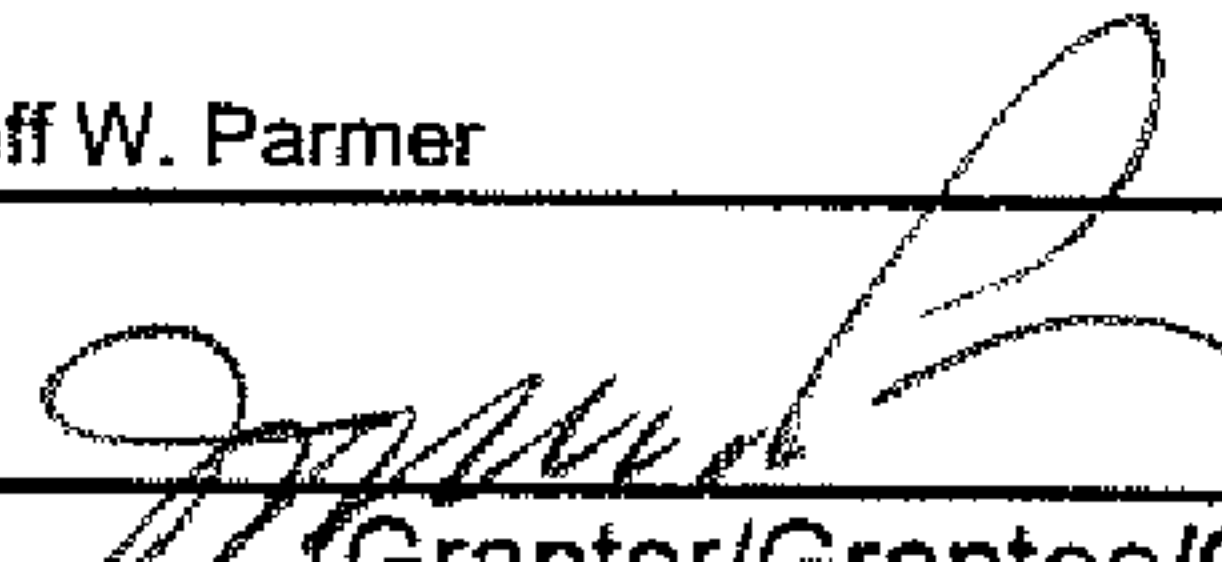
Date of Sale - the date on which interest to the property was conveyed.

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 or 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	10/2/14	Print	Jeff W. Parmer
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2014 12:36:37 PM
\$30.50 KELLY
20141002000309370

