

This Instrument was Prepared by:

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

Send Tax Notice To: Auto-Owners Insurance Company (A-O), a
Michigan Corporation
PO Box 30660
Lansing MI 48909

File No.: MV-15-22351

WARRANTY DEED

20150819000288120 1/2 \$198.00
Shelby Cnty Judge of Probate, AL
08/19/2015 09:17:26 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Seven Hundred Fifty Dollars and No Cents (\$180,750.00)**, 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, **Chesley Brandon Niven and Kelli A. Niven, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Auto-Owners Insurance Company (A-O), a Michigan Corporation**, (herein referred to as Grantee, whether one or more), 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.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$0.00 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 14th day of August, 2015.


Chesley Brandon Niven


Kelli A. Niven

Shelby County, AL 08/19/2015
State of Alabama
Deed Tax:\$181.00

State of Alabama

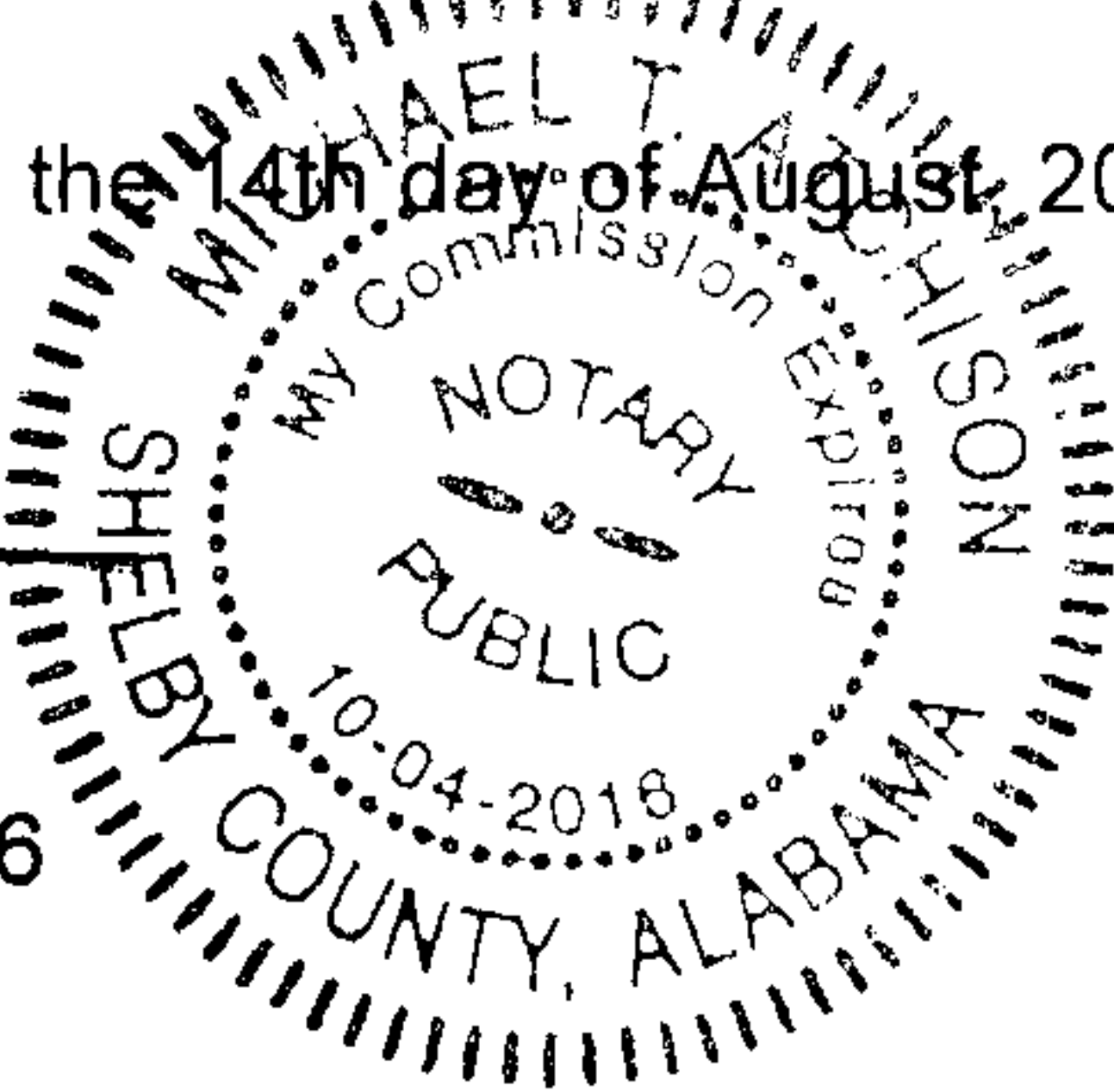
County of Shelby

I, Mike T. Atchison , a Notary Public in and for the said County in said State, hereby certify that Chesley Brandon Niven, 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 14th day of August, 2015.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016



Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | Chesley Brandon Niven | Grantee's Name | Auto-Owners Insurance Company |
| Mailing Address | <u>1000 South Bridge St, Apt 7</u> <u>Dewitt, MI 48820</u> | Mailing Address | <u>Auto-Owners Insurance Company</u> <u>PO Box 30060</u> <u>Lansing MI 48909</u> |
| Property Address | <u>246 Liberty Ridge</u> <u>Chelsea, AL 35043</u> | Date of Sale | <u>August 14, 2015</u> |
| | | Total Purchase Price | <u>\$180,750.00</u> |
| | | or | |
| | | Actual Value | <u></u> |
| | | or | |
| | | Assessor's Market Value | <u></u> |

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other



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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 10, 2015

Print Chesley Brandon Niven

 Unattested

AC
(verified by)

Sign Chesley Brandon Niven

(Grantor/Grantee/Owner/Agent) circle one