

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$122.00



20151001000343320 1/3 \$142.00
Shelby Cnty Judge of Probate, AL
10/01/2015 10:49:44 AM FILED/CERT

Recording requested by: Kenneth A. Nivens Space above reserved for use by Recorder's Office
When recorded, mail to: Document prepared by:
Name: Kenneth A. Nivens Name Kenneth A. Nivens
Address: 4651 Hwy. 39 Address 4651 Hwy 39
City/State/Zip Chelsea Alabama, 35043 City/State/Zip Chelsea, AL 35043
Property Tax Parcel/Account Number: 15308000001.000

Quitclaim Deed

The undersigned Grantor(s) declare:
The Documentary Transfer Tax is \$ _____
Assessor's Parcel # 15308000001.000
 Unincorporated Area or City of Chelsea
 Tax computed on full value of property conveyed, or
 Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on Oct. 1, 2015 , between Kenneth L. Nivens , Grantor(s), of (address) 245 Brandy Circle, Chelsea, AL 35043 , and Kenneth A. Nivens and Jason E. Moore , Grantee(s), of (address) 4651 Hwy. 39, Chelsea, AL 35043 and 3397 Bellwood St, Apt. J1, North Pole, Alaska 99705 .

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at (address) 4651 Hwy 39 Chelsea , State of Alabama : That part of the NE1/4 of the NE1/4, Section 8, Township 20, Range 1 West, which lies East of Shelby County Public Road No. 39, more particularly described as follows: Beginning at the SE corner of NE1/4 of NE1/4, Section 8, Township 20, Range 1 West and run thence North along the East boundary of said section to the NE corner of the same; run thence West along the North boundary of said section to the East boundary of the right of way of Shelby County Road No. 39; thence Southerly along the East right of way of said public road to its intersection with the South boundary of said NE1/4 of NE1/4; thence Easterly along the South boundary of said NE1/4 of NE1/4 to the point of beginning.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

[Handwritten Signature]
Signature of Grantor

Kenneth L. Nevens
Grantor Printed Name

Signature of Grantor

Grantor Printed Name

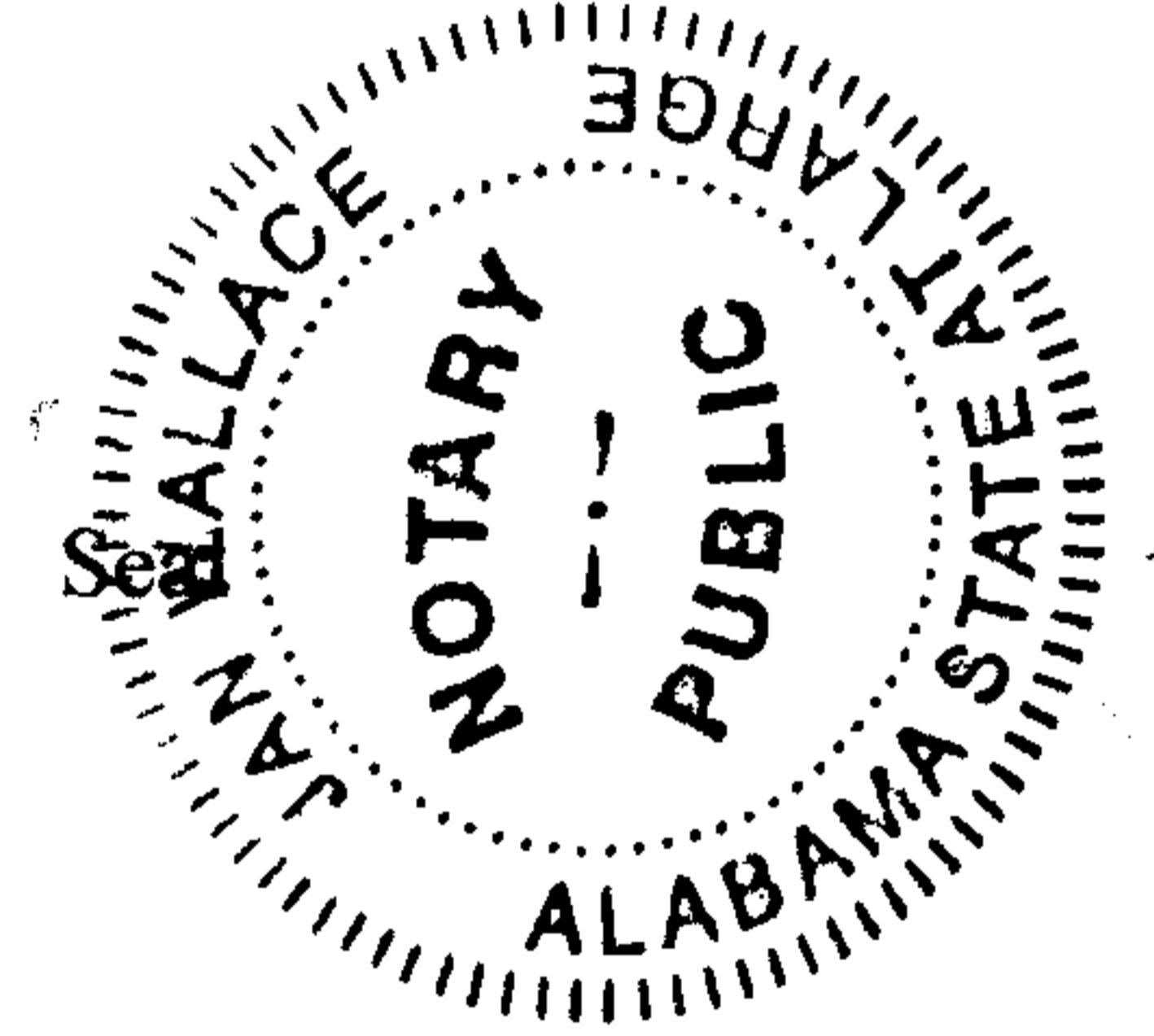
Certificate of Acknowledgement of Notary Public

State of Alabama

County of SHELBY } S.S.

On 10/1/2015, before me, (name and title of notary) JAN WALLACE, NOTARY PUBLIC, personally appeared KENNETH L. NEVENS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Witness my hand and official seal.

[Handwritten Signature]
Notary Signature



My Commission Expires 4/22/18

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Real Estate Sales Validation Form

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

Grantor's Name Kenneth L. Nivens
Mailing Address 2415 Brandy Crk
Chelsea, AL
35043

Grantee's Name Kenneth A. Nivens + Jason E Moore
Mailing Address 4651 Hwy 39 Chelsea AL 35043
3397 Bellwood St, Apt
North Pole, Alaska 99705

Property Address 4651 Hwy 39
Chelsea, AL
35043

Date of Sale 10/11/15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$121,980.00



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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 Tax Assessor's Market Value

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 10/11/15

Print Kenneth A. Nivens

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)