

**SEND TAX NOTICE TO:**  
Ms. Barbara Marie Niven Hartley  
954 Chelsea Road  
Columbiana, AL 35051

**This instrument was prepared by**  
A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

  
20170525000183030 1/2 \$156.00  
Shelby Cnty Judge of Probate, AL  
05/25/2017 11:17:40 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA            )            KNOW ALL MEN BY THESE PRESENTS:**  
**SHELBY COUNTY                )**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Barbara Marie Niven Hartley**, an unmarried woman (herein referred to as grantor), grant, bargain, sell and convey unto **Barbara Marie Niven Hartley and Steven Wayne Niven and any successor Trustee of The Marie Hartley Family Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

The South 160 feet of the north 320 feet of the SW1/4 of SE1/4, Section 14, Township 21, Range 1 West, lying East of the Columbiana-Chelsea highway, more particularly described as follows: Commence at the NE corner of said SW1/4 of SE1/4 and run thence South 2 deg. 30' East 160 feet, more or less, to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 160 feet to a point; thence run South 86 deg. 15' West a distance of 820.2 feet to a point on the East boundary of the right of way of the Columbiana-Chelsea Road; thence run Northwesterly along the Eastern right of way of said Columbiana-Chelsea Road North 31 deg. 10' West a distance of 75.2 feet; thence continue along said right of way North 28 deg. 15' West 100.9 feet to a point, which said point is the SW corner of the Charles E. Bozeman, Jr. lot; thence turn to the right and run Easterly along the Southern boundary of the Charles E. Bozeman, Jr. lot a distance of 893.4 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

The grantor was predeceased by her husband, Robert E. Hartley.

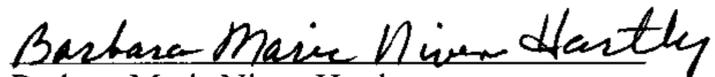
NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23<sup>rd</sup> day of May, 2017.

Shelby County, AL 05/25/2017  
State of Alabama  
Deed Tax: \$138.00

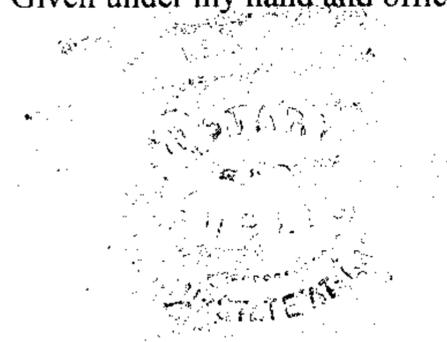
  
Barbara Marie Niven Hartley

**STATE OF ALABAMA            )**  
**SHELBY COUNTY                )**

**General Acknowledgment**

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Barbara Marie Niven Hartley, 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 this 23<sup>rd</sup> day of May, 2017.



  
Notary Public  
My Commission Expires: 10-26-2019

Real Estate Sales Validation Form

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

Grantor's Name Barbara Marie Niven Hartley
Mailing Address 954 Chelsea Road
Columbiana, AL 35051

Grantee's Name Barbara Marie Niven Hartley and Steven Wayne Niven and any successor Trustee of the Marie Hartley Family Trust
Mailing Address 954 Chelsea Road
Columbiana, AL 35051

Property Address 954 Chelsea Road
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 138,000

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 Notice

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 5.23.17

Print A. Eric Johnston

Unattested (verified by)

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

Print Form

Form RT-1