


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051


20190906000328990 1/5 \$197.00
Shelby Cnty Judge of Probate, AL
09/06/2019 10:45:37 AM FILED/CERT

Send Tax Notice to:

Christina Grace Moore
2245 Canyon Creek Rd
Mountain Home, ID 83647

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SIXTY THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$160,600.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Michelle Barrs Nivens, a single woman, Valarie Nivens Barber, a married woman, Daniel Anthony Nivens, a married man, Christina Grace Moore and Jason Eugene Moore, wife and husband, Elizabeth Dawn Everett, a married woman* (herein referred to as **Grantor**) grant, bargain, sell and convey unto *Michelle Barrs Nivens a life estate in and to the following described property with the remainder interest to Jason Eugene Moore and Christina Grace Moore* (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Valarie Nivens Barber, Daniel Anthony Nivens, Christina Grace Moore, Jason Eugene Moore and Elizabeth Dawn Everett or their spouses.

Michelle Barrs Nivens, Valarie Nivens Barber, Daniel Anthony Nivens, Christina Grace Moore and Elizabeth Dawn Everett are all the heirs at law of Kenneth A. Nivens, one of the Grantees in Instrument # 20151001000343320 Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of September, 2019.


Michelle Barrs Nivens


Valarie Nivens Barber


Elizabeth Dawn Everett

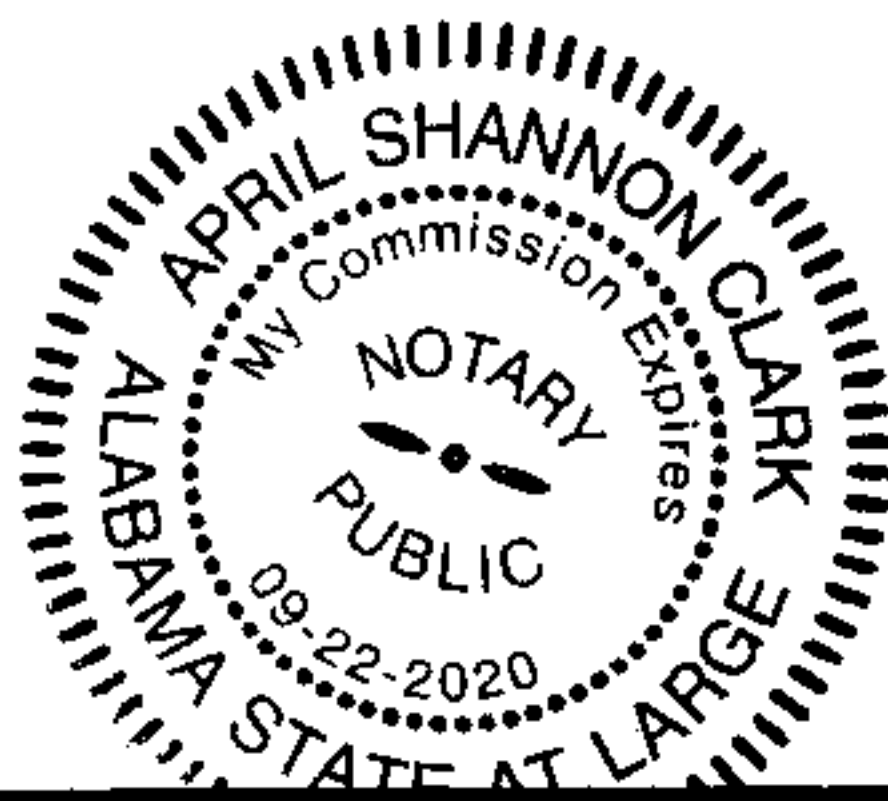
Shelby County, AL 09/06/2019
State of Alabama
Deed Tax: \$161.00


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Michelle Barrs Nivens, Valarie Nivens Barber, and Elizabeth Dawn Everett*, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2019.




Notary Public
My Commission Expires: 9/22/2020

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of September, 2019.

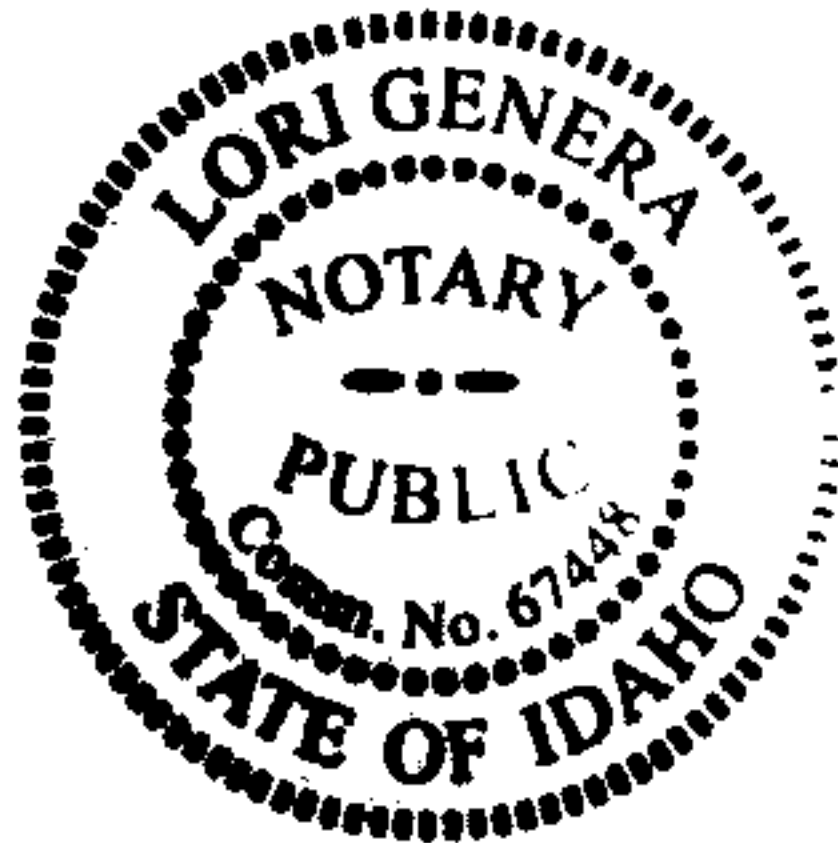
Christina Grace Moore
Christina Grace Moore

Jason Eugene Moore
Jason Eugene Moore

STATE OF Idaho
COUNTY OF Elmore

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Christina Grace Moore and Jason Eugene Moore*, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2019.



Lori Genera
Notary Public
My Commission Expires: 4-6-2022



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of September, 2019.

Daniel Anthony Nivens
Daniel Anthony Nivens

STATE OF Arkansas
COUNTY OF Garland

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Daniel Anthony Nivens**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2019.



Christina Rae McNutt
Notary Public
My Commission Expires: Feb 13, 2026

20190906000328990 3/5 \$197.00
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EXHIBIT A – LEGAL DESCRIPTION

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 boundry 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.



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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 Michelle Barrs Nivens
Mailing Address 4651 Co Rd 39
Chelsea, AL 35043

Grantee's Name Christina Grace Moore
Mailing Address 2245 Canyon Creek Rd
Mountain Home, ID 83647

Property Address 4651 Co Rd 39
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 160,000.00

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 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 _____

Print Michelle Barrs Nivens

Unattested _____

Sign Michelle B. Nivens

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1