

20190910000332090  
09/10/2019 09:59:28 AM  
QCDEED 1/3

**QUIT CLAIM DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of One Dollar and no/100 (\$1.00) [and other good and valuable considerations] in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **GAY COSHATT NIVEN**, an unmarried woman, hereby **REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to **SAMUEL EARL NIVEN**, an unmarried man., hereinafter called Grantee, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**LEGAL DESCRIPTION:**

*Lot 87, according to the Survey of Final Plat Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34 page 51 in the Probate Office of Shelby County, Alabama.*

*Property Address: 524 Lime Creek Cv, Chelsea, AL 35043*

*Subject to existing easements, current taxes, restrictions, set-back lines, and rights of way, if any, of record.*

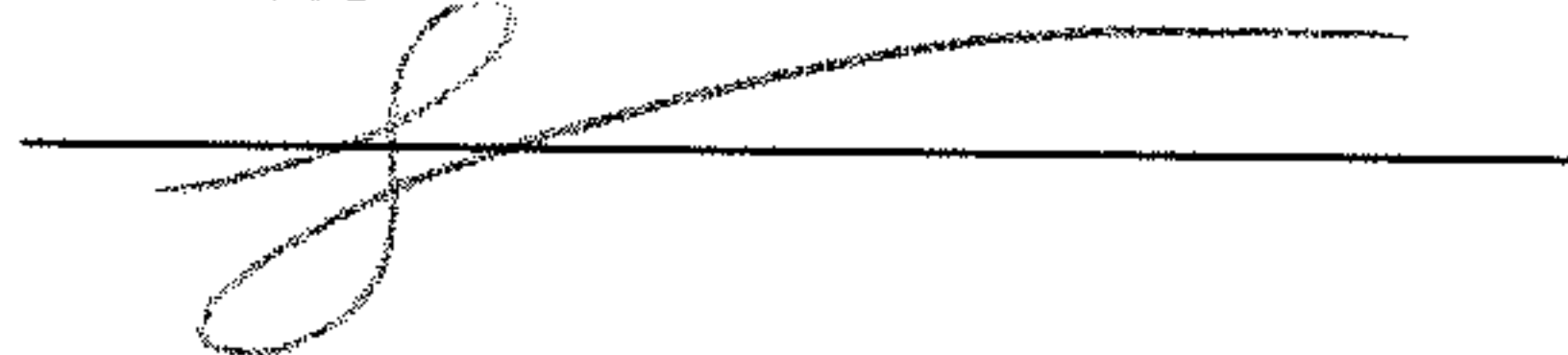
*The grantor warrants that none of the property herein described in any way constitutes a part of their homestead.*

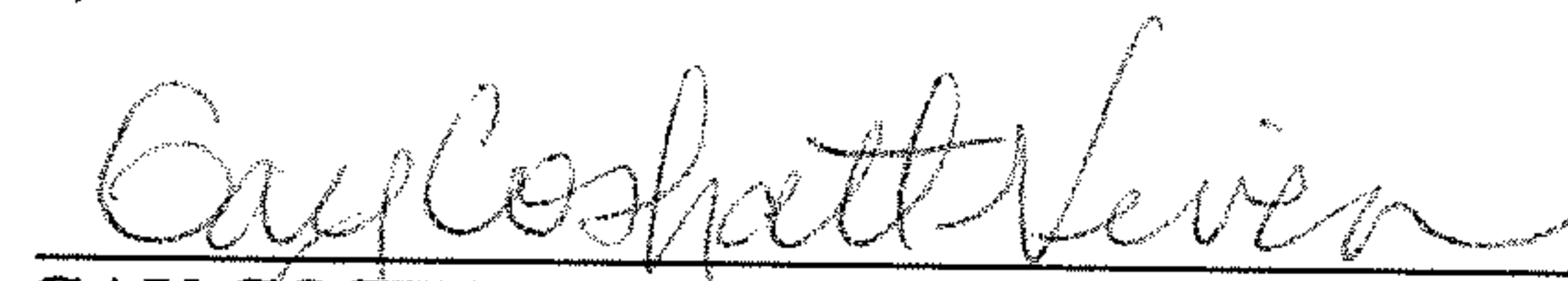
**TITLE** not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Civil Action, **Samuel Earl Niven Jr. v. Gay Coshatt Niven; DR 2016-900266.**

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under hand and seal, this 5<sup>th</sup> day of September, 2019.

Witness:



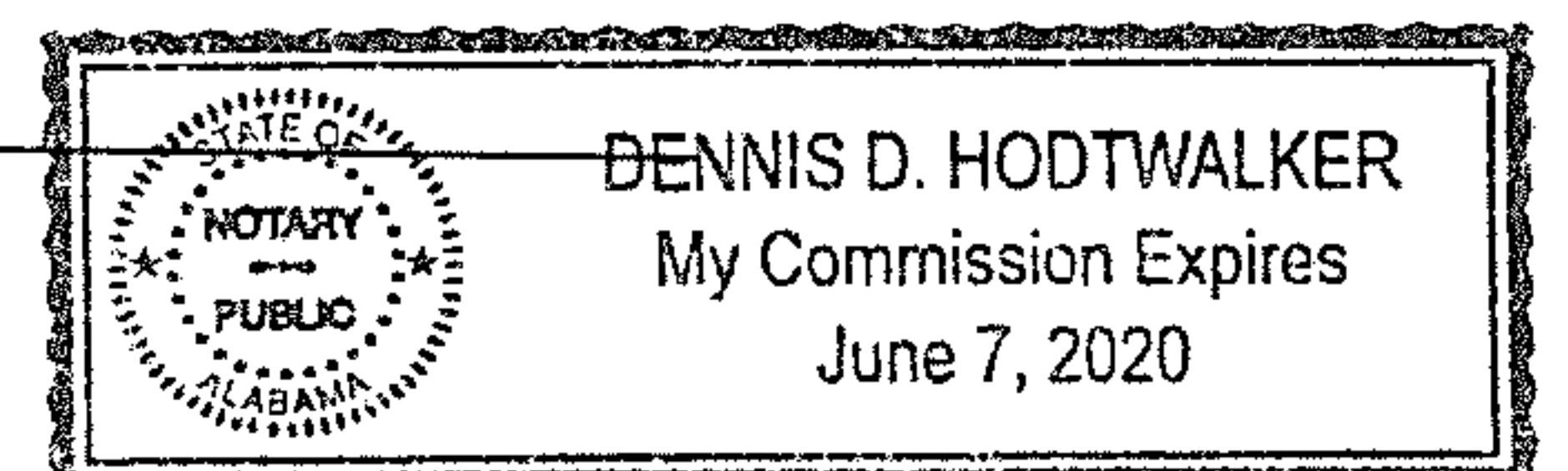
  
**GAY COSHATT NIVEN**  
**GRANTOR**

**STATE OF ALABAMA )  
COUNTY )**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that GAY NIVEN, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of September, 2019.

  
Notary Public  
My Comm. Exp. \_\_\_\_\_



This instrument was prepared by:

Name: Robert Vance

THE BLOOMSTON FIRM  
2151 HIGHLAND AVE. S STE. 310  
BIRMINGHAM, AL 35205

Send Tax Notice To:

Samuel Earl Niven  
91 Timber Trail  
CHELSEA, AL 35043

## Real Estate Sales Validation Form

**This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)**

Grantor's Name Smauel Earl Niven, Jr.  
Gay Coshatt Niven

Grantee's Name Samuel Earl Niven, Jr.

Mailing Address 91 Timber Trail  
Chelsea AL 35043  
Property Address : 524 Lime Creek Cove  
Chelsea AL 35043

Mailing Address 91 Timber Trail  
Chelsea, Alabama 35043  
Date of Sale 09/06/2019

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value  $\frac{1}{2}$  VALUE 117,950.<sup>00</sup>

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  $\frac{1}{2}$  value of tax assessment

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

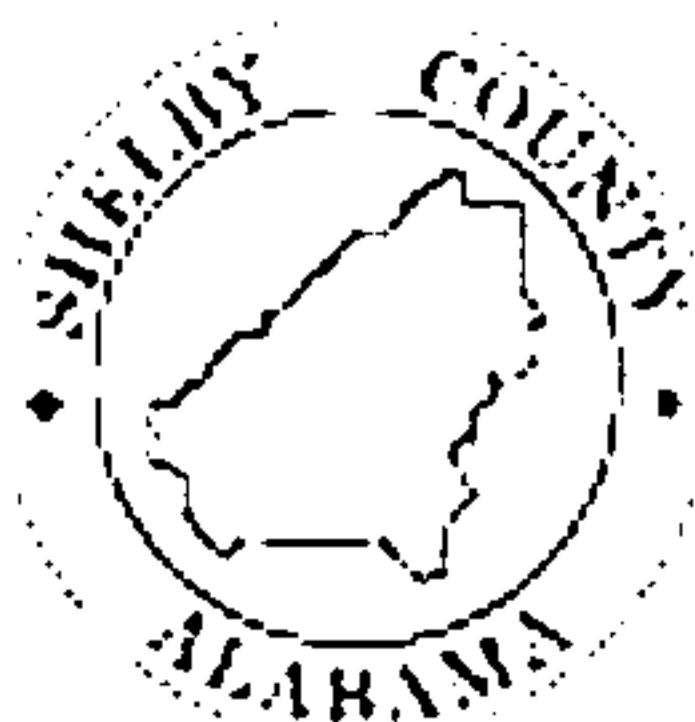
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibilly of valuing proeprty for property tax purposes will be used and the taxpayer will be 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 9-6-19

Print Samuel Earl Niven, Jr.

Unattested



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2019 09:59:28 AM  
\$146.00 CATHY  
20190910000332090

Sign

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Beal