

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Christina Grace Moore
2245 Canyon Creek Road
Mountain Home, ID 83647

STATE OF ALABAMA,
COUNY OF SHELBY

QUITCLAIM DEED
Joint Tenant with Right of Survivorship

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Michelle Barrs Nivens, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Jason Eugene Moore and Christina Grace Moore** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

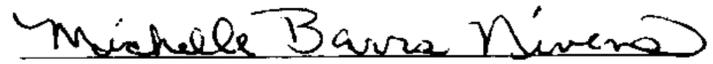
The purpose of this deed is to terminate the life estate reserved by Michelle Barrs Nivens in Instrument # 20190906000328990, Probate Office, Shelby County, Alabama.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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.

Given under my hand and seal, this 26th day of September, 2019.


20190926000352670 1/3 \$33.00
Shelby Cnty Judge of Probate: AL
09/26/2019 02:59:26 PM FILED/CERT


Michelle Barrs Nivens

Shelby County, AL 09/26/2019
State of Alabama
Deed Tax: \$5.00

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**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2019.



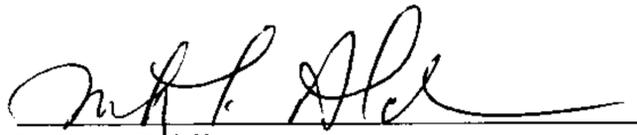

Notary Public
My Commission Expires: 9-22-20

EXHIBIT A – LEGAL DESCRIPTIONS

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.


20190926000352670 2/3 \$33.00
Shelby Cnty Judge of Probate: AL
09/26/2019 02:59:26 PM FILED/CERT

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 _____

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

Property Address 4651 Co Rd 39
Chelsea, AL 35043

Date of Sale 9/26/19
Total Purchase Price \$ _____
or
Actual Value \$ 5,000.00
or
Assessor's Market Value \$ _____

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

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 Barrs Nivens

erified by)

(Grantor/Grantee/Owner/Agent) circle one

