

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: Parcel # 15-2-04-0-001-050.008

Begin at the SE corner of the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, and run thence North along the East line of said 1/4 1/4 Section a distance of 630 feet; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 210 feet to the point of beginning; thence run North, parallel with the East line of said 1/4 1/4 Section, a distance of 210 feet; thence run East, parallel with the South line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning.

Subject to easements and rights of way record, and subject to easement of existing road connecting Shelby County 335 with property to the West of the above described property known as the "John Wilson property."

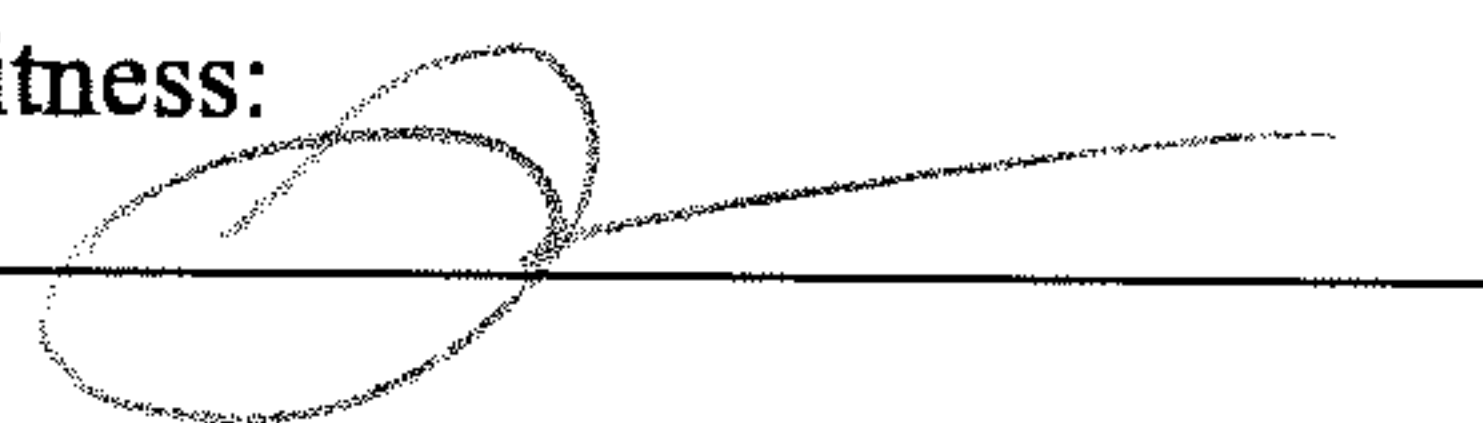
Also, conveyed hereby is an easement to provide ingress and egress to and from the above described property, over and along said existing roadway extending from the above described property to Shelby County Highway 335.

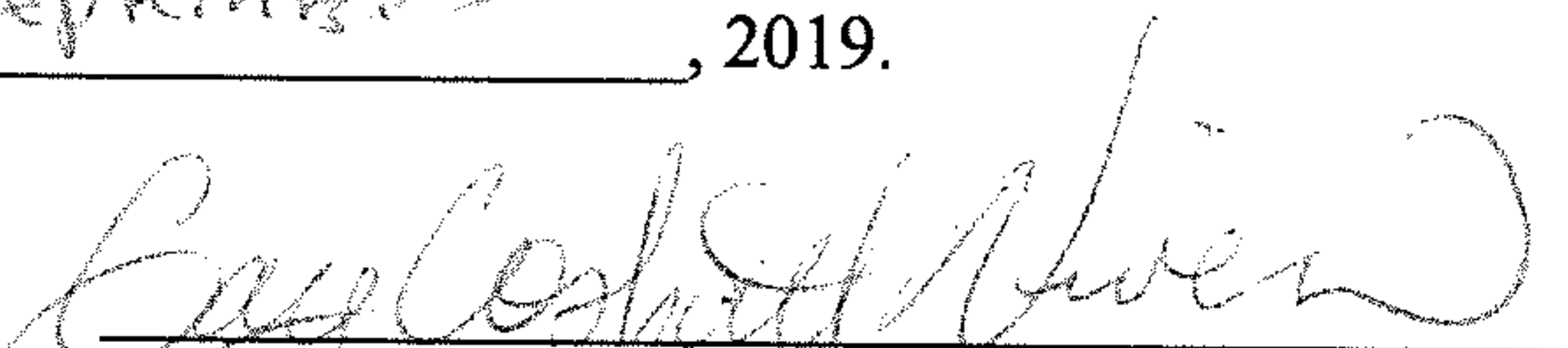
The grantor warrants that none of the property herein described in any way constitutes a part of their homestead.

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 5th day of September, 2019.

Witness:


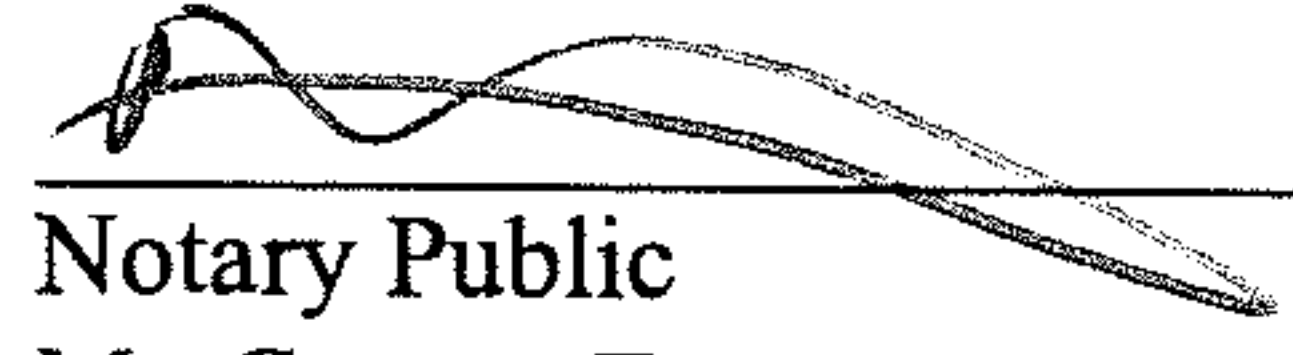

GAY COSHATT NIVEN
GRANTOR

**STATE OF ALABAMA)
COUNTY)**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Guy 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 5th day of September, 2019.

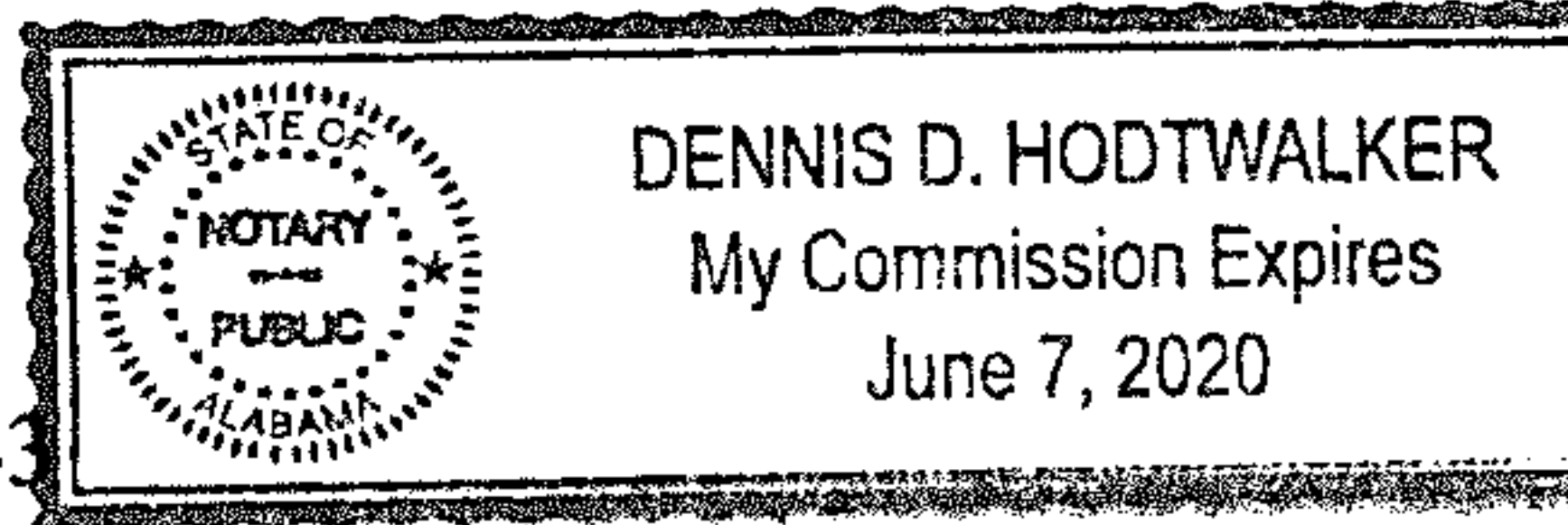


Notary Public
My Comm. Exp. _____

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.

PO Box 121

Mailing Address

Mailing Address 91 Timber Trail

Chelsea, Alabama 35043

Property Address :

Date of Sale 09/06/2019

Total Purchase Price \$

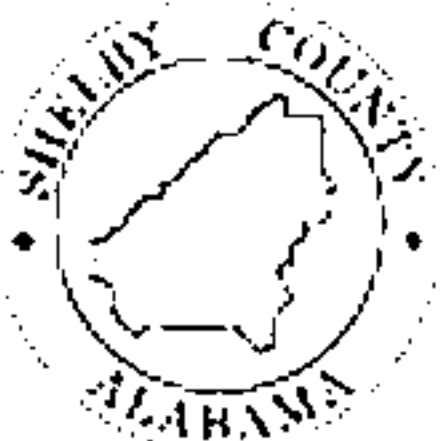
or

Actual Value

or

Assessor's Market Value

149,870.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2019 02:39:38 PM
\$169.00 CHERRY
20191009000372770

Ann S. Byrd

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 1/2 Value vs 74,935.00

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 responsibiliy 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

Print Samuel Earl Niven, Jr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one