

REPORT OF SALE

RECEIVED
JUL 31 2020

IN RE:

Notice of Land Transfer
of Land owned by Thomas Wayne Nivens
to Brenda Mitchell

Allison S. Boyd
Judge of Probate

Thomas Wayne Nivens died in Jefferson County, Alabama on the 11th day of January, 2020. At the time of his death, he owned the following parcels of land:

1st Parcel

Book 289, Page 589.

The East ½ of SE ¼ of NE ¼ of Section 5, Township 20, Range 1 West, Shelby County, Alabama, being 20 acres, more or less.

2nd Parcel

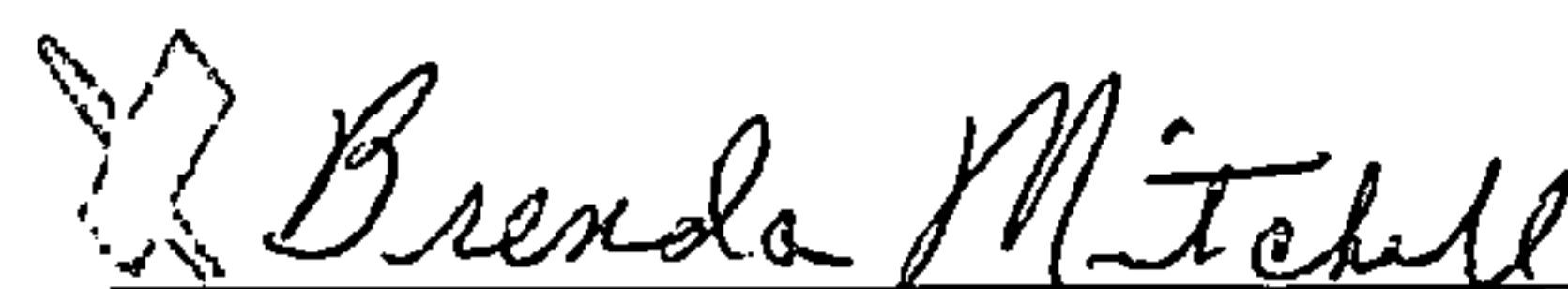
Book 021, Page 859 and Book 289, Page 354

The SW1/4 of NW1/4 of Section 4, Township 20, Range 1 West, Shelby County, Alabama.

As provided in the Petition for Letters of Administration, his only lawful heir is Brenda Mitchell of 1808 County Road 42 West Jemison, AL. 35085.

Petition for Letters of Administration were filed in the office of the Judge of Probate Court, Jefferson County, Alabama, Bessemer Division on January 28th, 2020 in case number 20BES00067. Attached hereto is a certified copy of the same.

With Letters of Administration granted on 28th day of January, 2020 along with an Order signed by Elizabeth North, Judge of Probate. Attached hereto is a copy of the same.



BRENDA MITCHELL

Personal Representative of the Estate of
Thomas W. Nivens, Case No. 20BES00067



20200807000338410 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
08/07/2020 11:02:34 AM FILED/CERT

ATTORNEY FOR PETITIONER:


CLIFFORD W. HARDY, JR., P.C.

1600 Third Avenue North

Bessemer, AL 35020

Phone: (205) 428-7348

Fax: (205) 425-8301

Hardylaw1@att.net

STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

Before me, the undersigned authority, personally appeared **BRENDA MITCHELL**, whose named as Personal Representative for the Estate of Thomas W. Nivens, Jefferson County, Alabama, Probate Case No. 20BES00067 is affixed to the foregoing report, who is known to me and who being first duly sworn deposes and says that he/she is informed and believes and that upon such information and belief states that the facts set out in the foregoing report are true and correct.

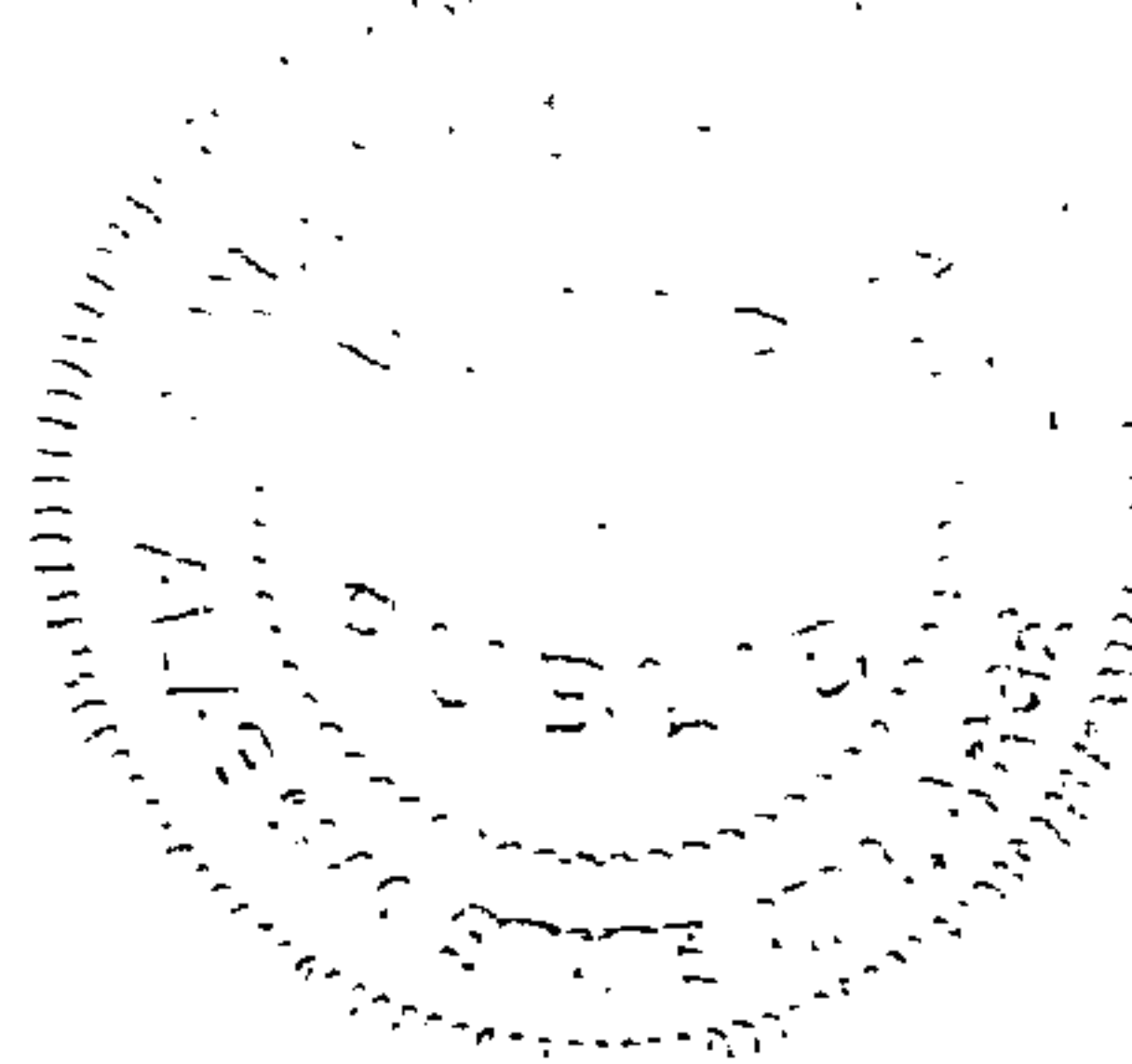

BRENDA MITCHELL

Personal Representative of the Estate of
Thomas W. Nivens, Case No. 20BES00067

Sworn to and subscribed before me on the 28th day of July 2020.


NOTARY PUBLIC

MY COMMISSION EXPIRES: June 12, 2022





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Shelby Cnty Judge of Probate, AL
08/07/2020 11:02:34 AM FILED/CERT

EOD

Judge of Probate

JAN 28 2020

FILED IN OFFICE
PROBATE COURT
BESSEMER DIVISION

IN THE MATTER OF THE ESTATE OF:

PROBATE COURT

THOMAS WAYNE NIVENS,

JEFFERSON COUNTY,

Deceased.

ALABAMA

CASE NO.: 20BES00067

PETITION FOR LETTERS OF ADMINISTRATION

Comes the Petitioners, **BRENDA MITCHELL**, and respectfully shows the Court the following facts:

1. **THOMAS WAYNE NIVENS**, (the decedent), died in Concord, Jefferson County, Alabama, on the 11th day of January, 2020. At the time of his death, he was an inhabitant of Jefferson County, Alabama.
2. Said death has been known for more than five (5) days; and the decedent left no Last Will and Testament. The decedent died seized and possessed of personal assets located in Jefferson County, Alabama. Said assets are estimated to be worth approximately \$10,000 and probably more.

Personal Property Includes:

Estimated Worth:

PNC Bank – Savings Account	\$ 101,000.00
America's First Credit Union- Checking	\$ 49,000.00
Prudential - Investments	\$ 130,000.00
U.S. Bonds	\$ 2,000.00
Other-	\$ 5,000.00

Real Estate:

\$ 450,000.00

3. The names, ages, conditions, relationships and residences of the surviving spouse, heirs and distributees of the decedent's estate are as follows:

NAME	AGE	CONDITION	RELATIONSHIP	ADDRESS
Brenda Mitchell	77 Years Old	Competent	Sister	1808 County Road 42 W, Jemison, AL 350885

4. The Petitioner is the **ONLY SIBLING** -Sister of the decedent. She is a resident of the State of Alabama, over nineteen (19) years of age, is in no respect disqualified under the law from serving as Administrators of the decedent's estate, and are entitled to administer said



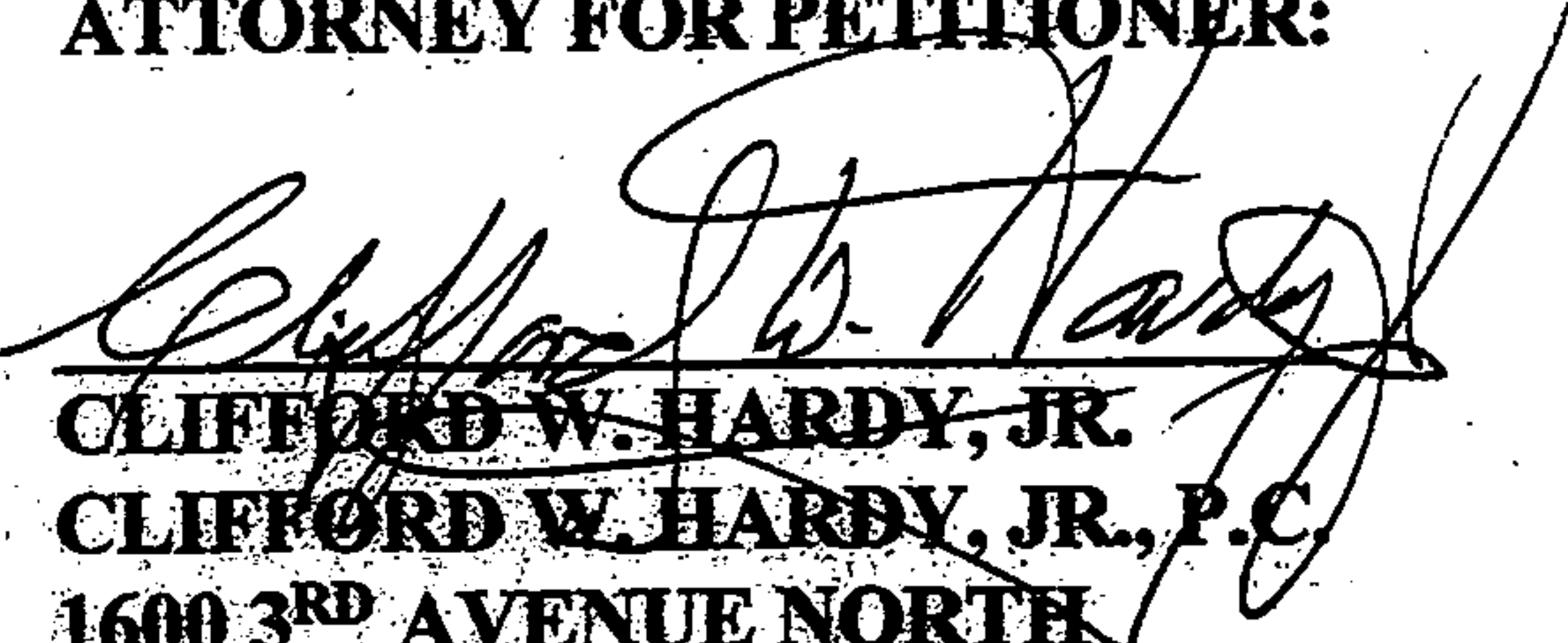
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Shelby Cnty Judge of Probate, AL
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estate by right of priority pursuant to Ala. Code §43-2-42.

5. **WHEREFORE**, believing that said estate should be immediately administered to the end that said properties may be collected and preserved for those who shall appear to have legal right or interest therein, the Petitioner prays that the Probate Judge of this Court grant Letters of Administration on the decedent's estate to the Petitioner upon the Petitioners' entering into bond in such sum as is required by statute and with such security or securities as shall be approved by said Judge and Court. This Petition does not require verification under applicable statutes.


BRENDA MITCHELL

ATTORNEY FOR PETITIONER:


CLIFFORD W. HARDY, JR.
CLIFFORD W. HARDY, JR., P.C.
1600 3RD AVENUE NORTH
BESSEMER, AL 35020
TELEPHONE: (205) 428-7348



20200807000338410 5/5 \$34.00
Shelby Cnty Judge of Probate, AL
08/07/2020 11:02:34 AM FILED/CERT

LETTERS OF ADMINISTRATION

B-PROBATE-51**IN THE MATTER OF THE ESTATE OF:****THOMAS WAYNE NIVENS
DECEASED****IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA
CASE NUMBER: 20BES000067*****LETTERS OF ADMINISTRATION******TO ALL WHOM IT MAY CONCERN:***

Letters of Administration on the above-named deceased are hereby granted to **BRENDA MITCHELL**, who has duly qualified and given bond in the amount of \$315,700.00 as such Personal Representative (s), and is authorized to administer such estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as amended).

WITNESS my hand this date, January 28, 2020.

Elizabeth North

JUDGE OF PROBATE

I, **Elizabeth North**, Judge of the Court of Probate of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters of Administration** issued in the above-styled cause as appears of record in said Court. I further certify that said Letters are Still in full force and effect.

WITNESS my hand and seal of said Court this date, the 28 day of January 2020.

JUDGE OF PROBATE

