



20201026000485500 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/26/2020 09:46:22 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

James M. Kendrick,
Attorney At Law
2229 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Kenneth L. Nivens
245 Brandy Circle
Chelsea, AL 35043

Without Benefit of Title Examination
or survey

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF ONE AND NO/100---(\$1.00)---DOLLARS, and in settlement of that **Shelby County Alabama Probate Court Case No. : PR-2015-000790**, to the undersigned Grantor, in hand paid by Grantee, the receipt whereof is acknowledged, I, **Kenneth L. Nivens, a single man, as Executor of the Estate of Shelba S. Nivens, Deceased, Shelby County Alabama Probate Court Case PR-2015-000790**, (herein referred to as grantor), grant, bargain, sell and convey unto **Kenneth L. Nivens** (herein referred to as grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, Described in **Exhibit "A"** attached hereto.

TOGETHER WITH all rights, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

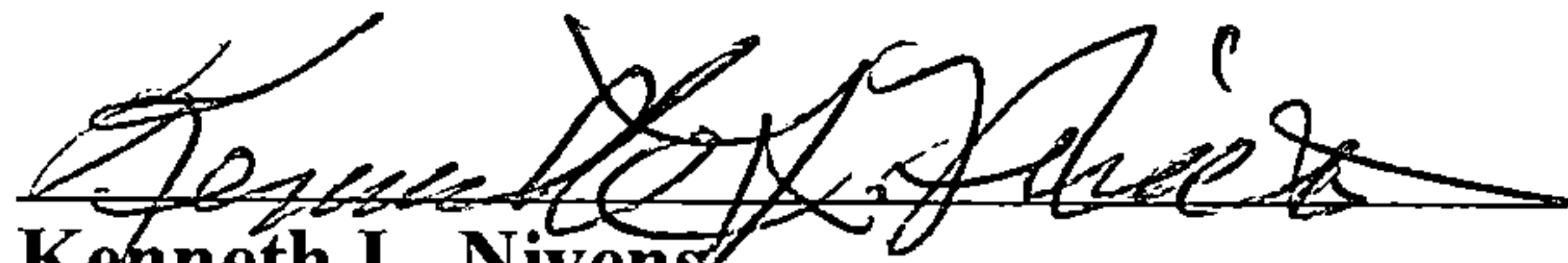
Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14 day of

Sept., 2020.

 (Seal)
Kenneth L. Nivens

as Executor of the Estate of Shelba S. Nivens
Deceased, Probate Case PR-2015-000790

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth L. Nivens, as Executor of the Estate of Shelba S. Nivens, Deceased, Probate Case No. PR-2015-000790**, 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 as such individual and with full authority as such executor on the day the same bears date.

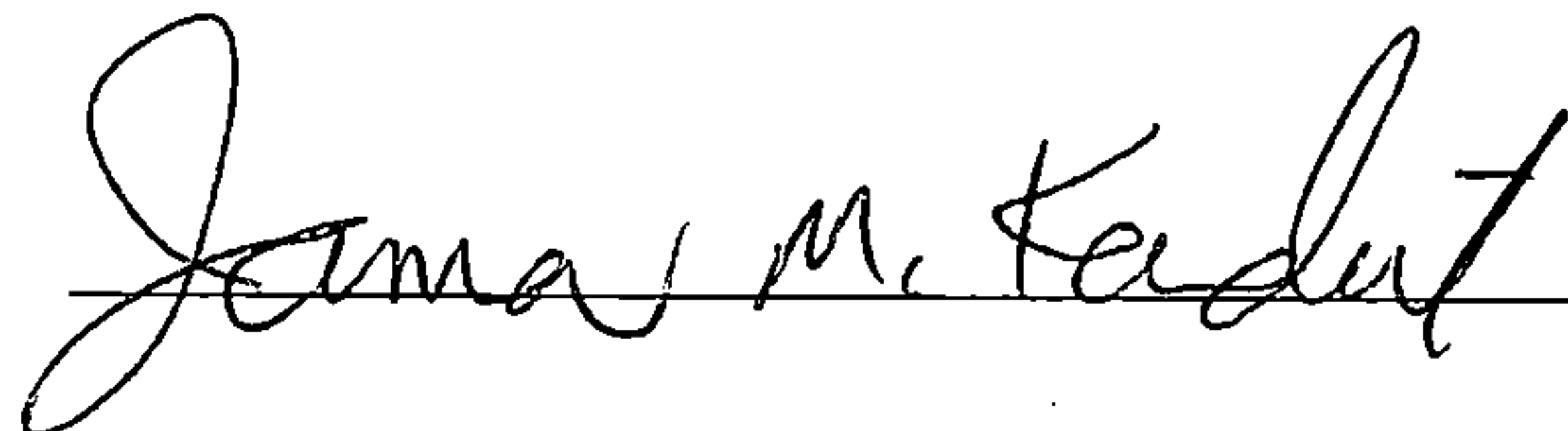
GIVEN under my hand and official seal this 14th day of September 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL).

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of September, 2020.

 (Seal)

my commission expires 7/9/2024



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Exhibit "A"

Partial 1

The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, being 10 acres more or less.

Partial 2

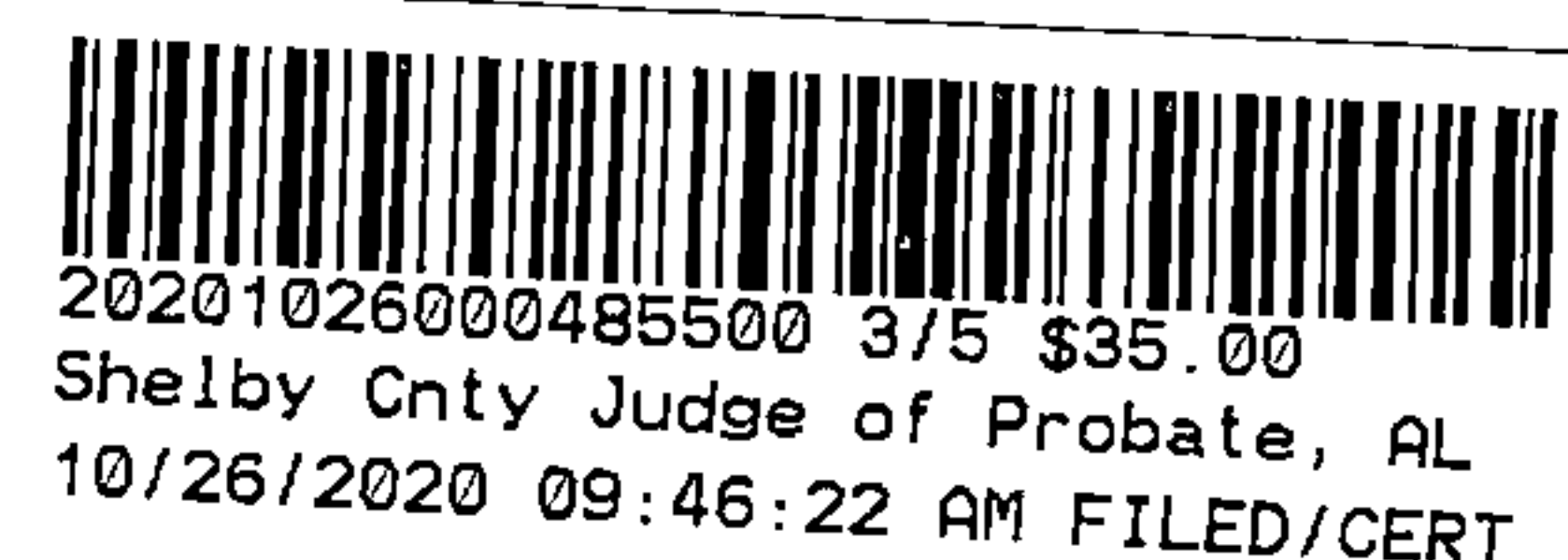
The Northwest corner of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, run south along the west boundary of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 4, Township, 20 South, Range 1 West 638.33 feet to a point on the South right-of-way of the Calera-Chelsea Public Road for the point of beginning of the land herein conveyed; thence run an angle of 116 deg. 32 min. To the left and run northeasterly along the South right-of-way of the Calera-Chelsea public Road 208.7 feet; thence turn an angle of 1 deg. 08 min. to the left and continue along the south right-of-way of the Calera-Chelsea public Road 208.7 feet; thence turn an angle of 118 deg. 03 min. To the right and run in a southerly direction 208.7 feet thence turn an angle of 62 deg. 20 min. To the right and run westerly 208.7 feet; thence run an angle of 1 deg. 08 min. To the right and continue westerly 208.7 feet to a point on the west boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 4, Township 20 South, Range 1 West; thence run an angle of 116 deg. 32 min. To the right and run North along the west boundary of the said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, Section 4, Township 20 South, range 1 West, 208.7 feet to the point of beginning. This being a part of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, containing 2 acres.

Partial 3

Beginning at the northeast corner of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section, 4, Township 20 South, Range 1 West and run thence East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 198 feet to a point; thence run South, parallel with the East line of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1320 feet, more or less, to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, thence run West, along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 198 feet to the southeast corner of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North, along the East line of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1320 feet, more or less, to the point of beginning, being 6 acres, more or less.

Also:

Begin at the southeast corner of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 4, Township 20 South, range 1 West, said point being the southeast corner of the parcel heretofore conveyed to the grantees as shown by deed recorded in Deed Book 255 at



page 212, Office of Judge of Probate of Shelby County, Alabama, and run thence East 198 feet; thence run North, parallel with the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 220 feet, more or less, to a point on the east line of said parcel described in Deed Book 255, page 212; thence run southwesterly along said parcel as described in Deed Book 255 at page 212, a distance of 220 feet, more or less, to a point; thence continue along said parcel described in Deed Book 255 at page 212 by turning an angle of 16 deg. 24 min. right and run a distance of 87.5 feet to the point of beginning.

Partial 4

Begin at the Southwest corner of the Northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$, Section 4, Township 20, Range 1 West, and run thence North along said $\frac{1}{4}$ $\frac{1}{4}$ line for a distance of 518.6 feet; thence turn an angle of 63° 28' to the right and run a distance of 208.7 feet; thence turn an angle of 1° 8' left and run a distance of 208.7 feet; thence turn an angle of 80° 31' right and run a distance of 490.0 feet; thence turn an angle of 81° 00' right and run a distance of 380.0 feet; thence turn an angle of 16° 24' right and run a distance of 87.5 feet; thence turn an angle of 29° 48' right and run a distance of 330.0 feet to the point of beginning; being a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 4, Township 20, Range 1 W, containing 7.7 acres.



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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 Shelba Nivens
Mailing Address 245 Brandy Circle
Chelsea, AL 35043

Grantee's Name Kenneth Nivens
Mailing Address 245 Brandy Circle
Chelsea, AL 35043

Property Address 245 Brandy Circle
Chelsea, AL 35043

Date of Sale 9-14-2020

Total Purchase Price \$

or

Actual Value

\$

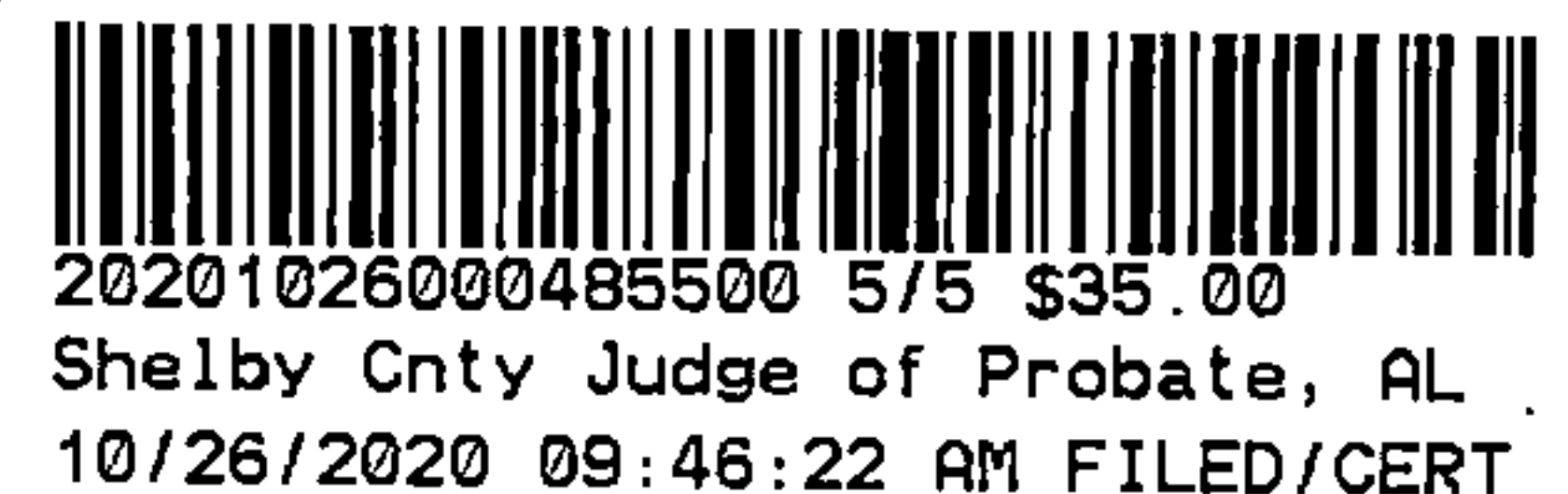
or

Assessor's Market Value \$ 12940.00

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



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 10-26-2020

Print Michelle B. Nivens

Unattested

(verified by)

Sign

Michelle B. Nivens

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1