



20210609000281930 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
06/09/2021 12:07:22 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
CITY OF CHELSEA
P. O. Box 111
Chelsea, Alabama 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, in and solely as a donation to the City of Chelsea, the undersigned GRANTORS, **Kerry R. Nivens, a married individual and Betty S. Owen, a single individual, and Lewis E. Atchison, Sr. and Sarah H. Atchison, as Trustees of the Atchison Living Trust dated July 16, 2013**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby donate, give, grant, and convey unto the GRANTEE, **City of Chelsea, Alabama** (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1-A of a Final Plat for Atchison's Resurvey No. 3, as recorded in Map Book 53 page 72, being a resurvey of Lot 1, Atchison Commercial Development as recorded in Map Book 39 page 70 in the Office of the Judge of Probate of Shelby County, Alabama; and, along with any interest possessed by GRANTORS in Atchison Parkway and Atchison Lane of said Plat.

Property Address: Lot 1-A Atchison Commercial Dev., Chelsea, AL 35043

Betty S. Owen is the surviving grantee of that certain deed recorded in Instrument 20131114000448420 in the Probate Office of Shelby County, Alabama. The other grantee, Frank I Owen, is deceased, having died on or about December 24, 2013.

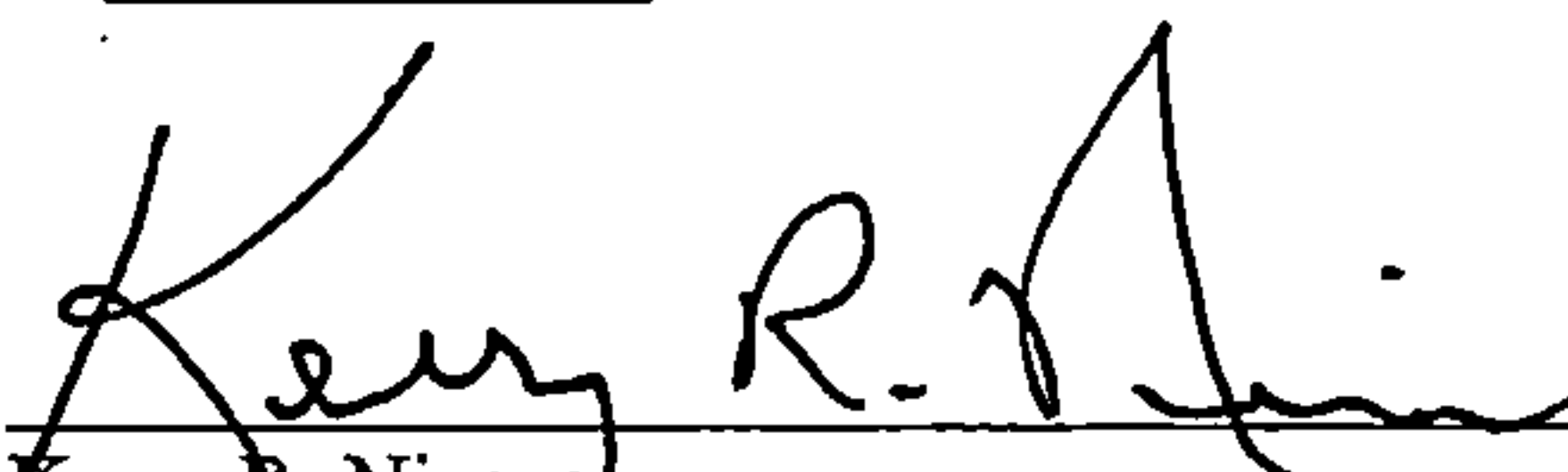
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

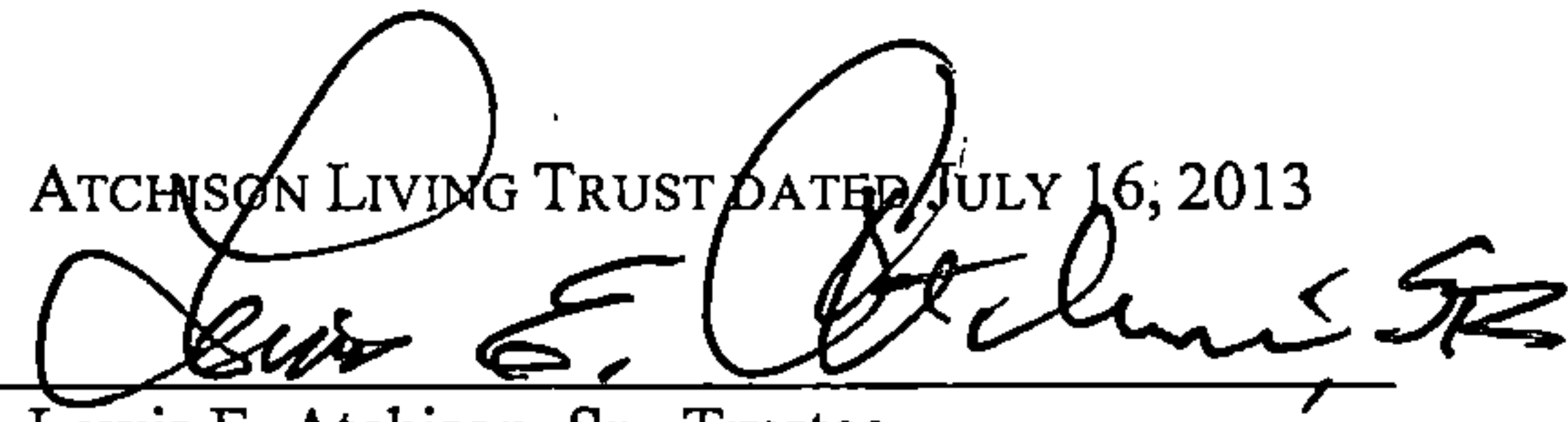
Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

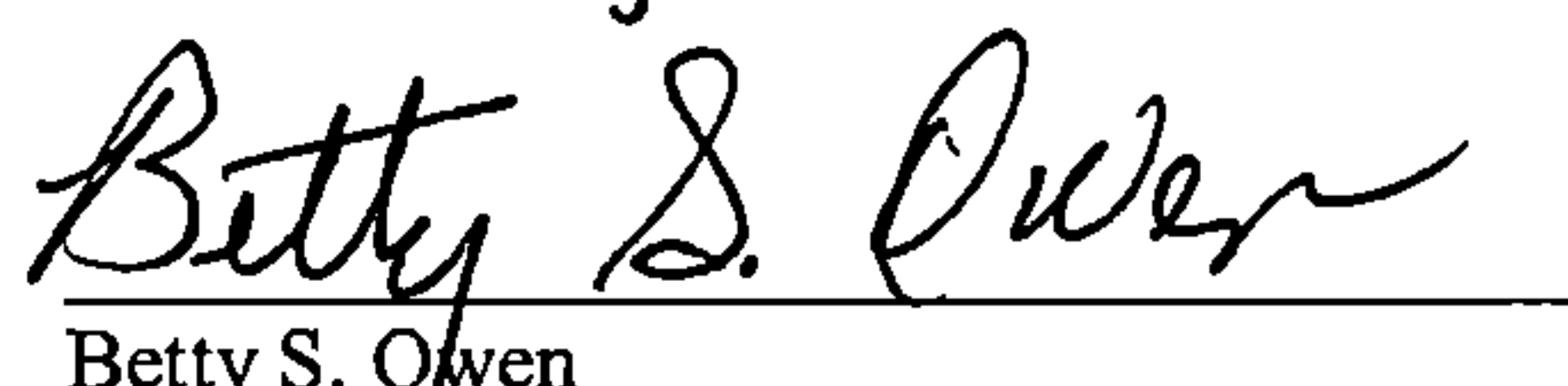
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

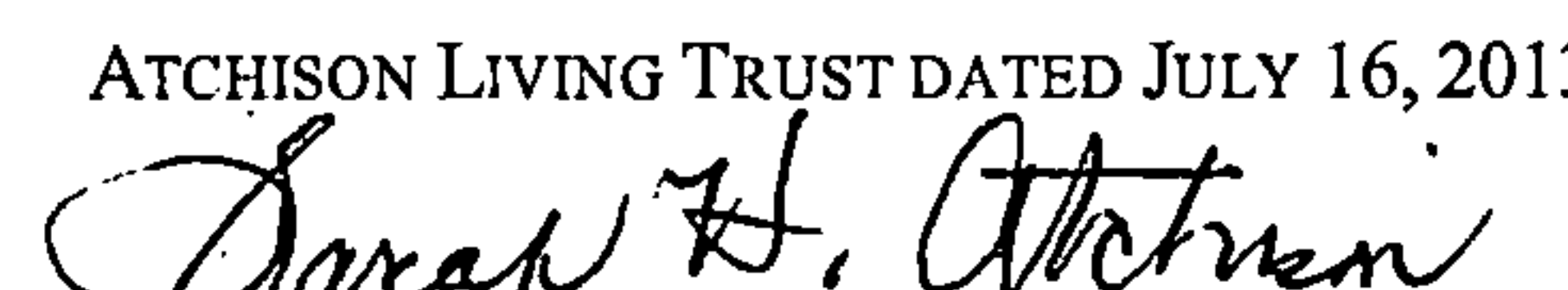
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18th day of MAY, 2021.


Kerry R. Nivens

ATCHISON LIVING TRUST DATED JULY 16, 2013
By: 
Lewis E. Atchison, Sr., Trustee


Betty S. Owen

ATCHISON LIVING TRUST DATED JULY 16, 2013
By: 
Sarah H. Atchison, Trustee

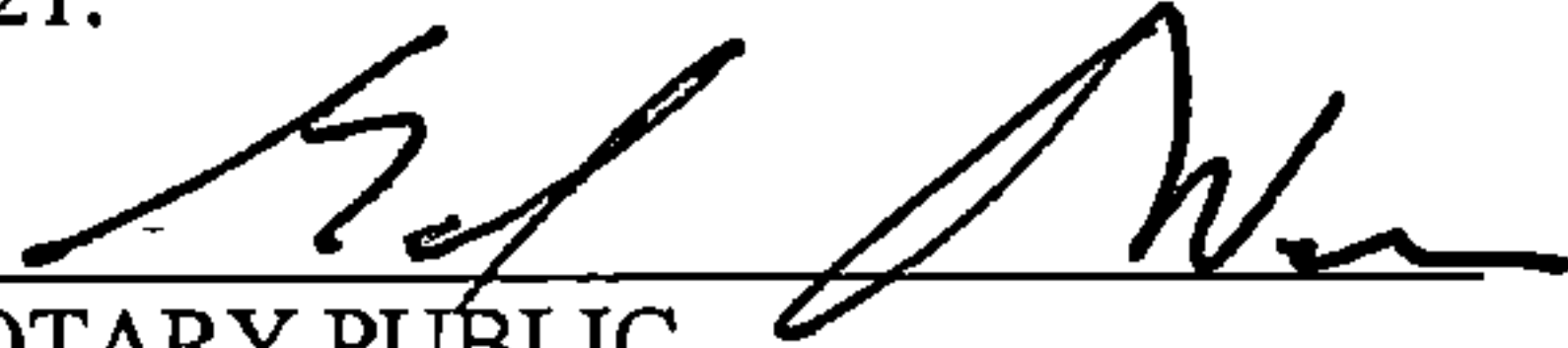


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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry R. Nivens, a married individual, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of May, 2021.



NOTARY PUBLIC

My Commission Expires: 4.10.23

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty S. Owen, a single individual, 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of May, 2021.



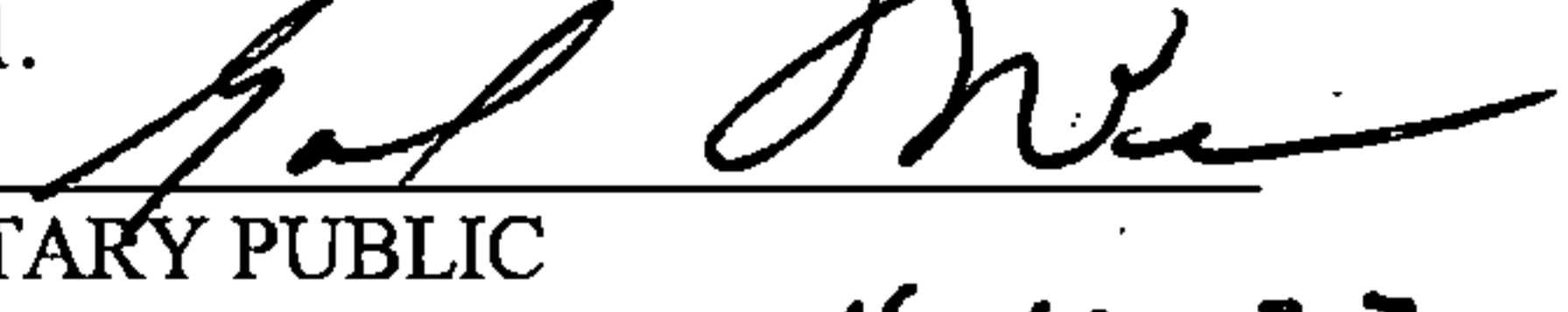
NOTARY PUBLIC

My Commission Expires: 4.10.23

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lewis E. Atchison, Sr. And Sarah H. Atchison, whose names as Trustees under the Atchison Living Trust, dated July 16, 2013, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they, as such Trustees and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of May, 2021.



NOTARY PUBLIC

My Commission Expires: 4.10.23

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry R. Nixens
Mailing Address 529 foothills Ledge
Chelsea, AL 35016

Grantee's Name City of Chelsea
Mailing Address P.O. Box 111
Chelsea, AL 35016

Property Address Lot 1-A
Adrian
Commercial

Date of Sale 5/18/2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
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 Donation -

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 5/18/2021

Print Dawn Rasco

Unattested

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1