



20210610000283330 1/4 \$409.00  
 Shelby Cnty Judge of Probate, AL  
 06/10/2021 11:15:55 AM FILED/CERT

2630 626  
 Recorded in the Above  
 DEEDS Book & Page  
 05-24-2021 03:28:30 PM  
 Bill English - Probate Judge  
 Lee County, AL

Prepared By:  
 H. Taylor Buckner, Esq.  
 Davis, Bingham, Hudson & Buckner, P.C.  
 324 East Magnolia Avenue  
 Auburn, Alabama 36830

**STATE OF ALABAMA  
 COUNTY OF SHELBY**

Book/Pg: 2630/626  
 Term/Cashier: CHPJREC01 / RB  
 Tran: 24961.371239.493284  
 Recorded: 05-24-2021 15:28:51  
 DFE Deed Tax  
 REC Recording Fee  
 REC Recording Fee  
 Total Fees: \$ 397.00

375.00  
 17.00  
 5.00

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned, **Kerry R. Nivens**, a married individual, **Betty S. Owen**, a single individual, and **Lewis E. Atchison, Sr. and Sarah H. Atchison**, Trustees under the **Atchison Living Trust dated July 16, 2013** (collectively hereinafter referred to as "Grantors"), the receipt whereof is hereby acknowledged, the said Grantors, do hereby grant, bargain, sell and convey unto **AU Chelsea Hospitality Group, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), the following described Real Estate situated in Shelby County, Alabama, to wit:

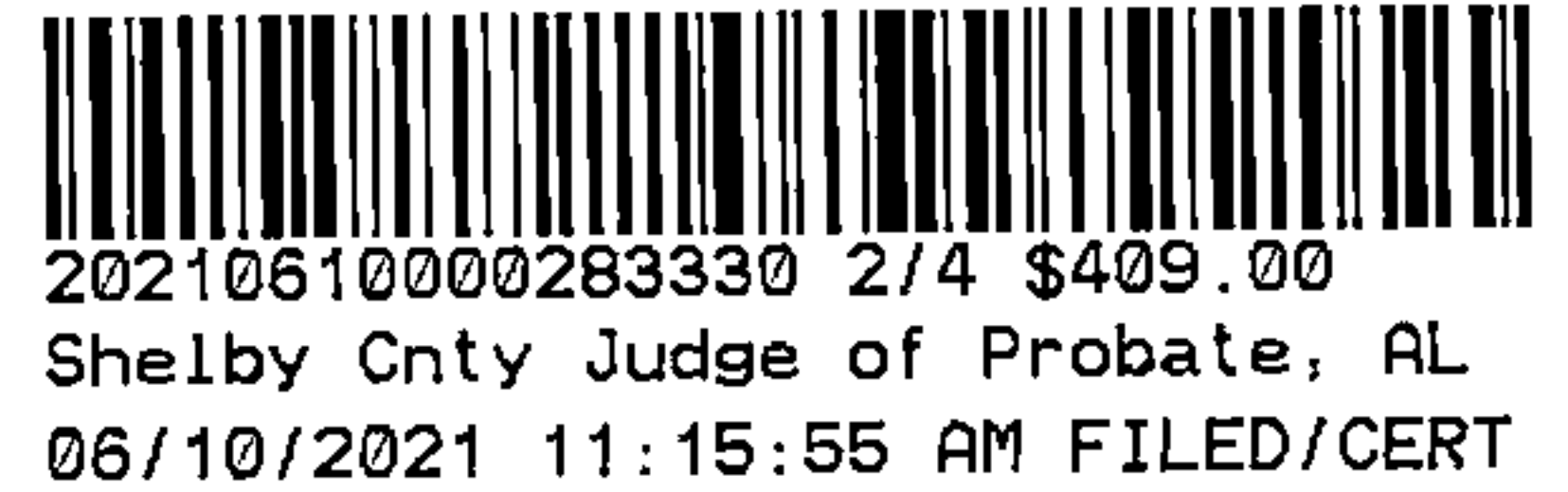
**Lot 1B of a Final Plat for Atchison's Resurvey No. 3, as recorded in Map Book 53, at Page 72, being a Resurvey of Lot 1, Atchison Commercial Development as recorded in Map Book 39, Page 70, Judge of Probate Shelby County, Alabama.**

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

**This conveyance and the warranties hereinafter contained are made subject to and encumbered by any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.**

**Subject property does not constitute the homestead of the Grantors.**

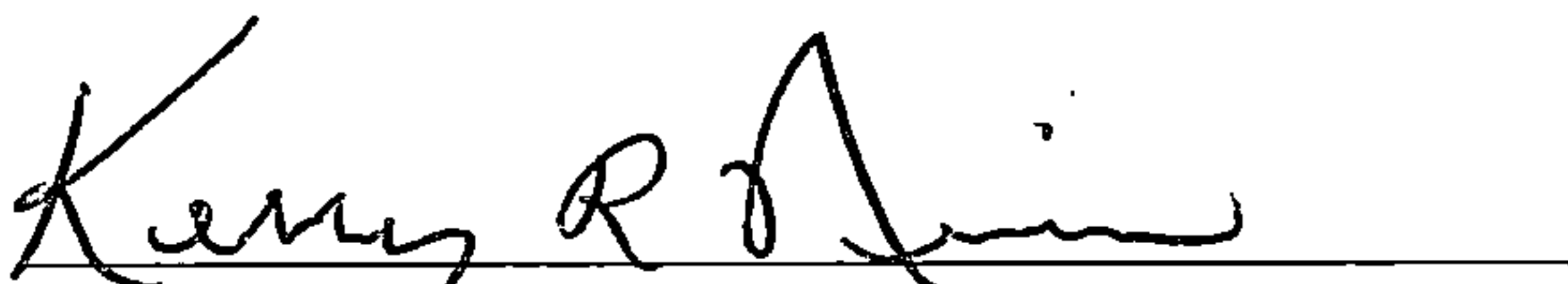
TO HAVE AND TO HOLD, to Grantee, its successors and assigns, in fee simple forever. And Grantors do for themselves, their heirs, executors and administrators, successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as stated above; that Grantors have a good right to sell and convey the same as aforesaid and; that Grantors will, and that

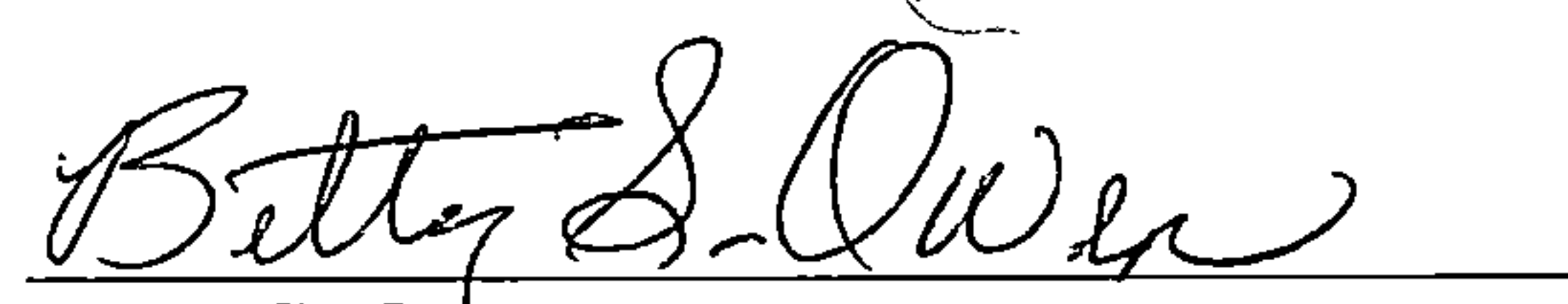


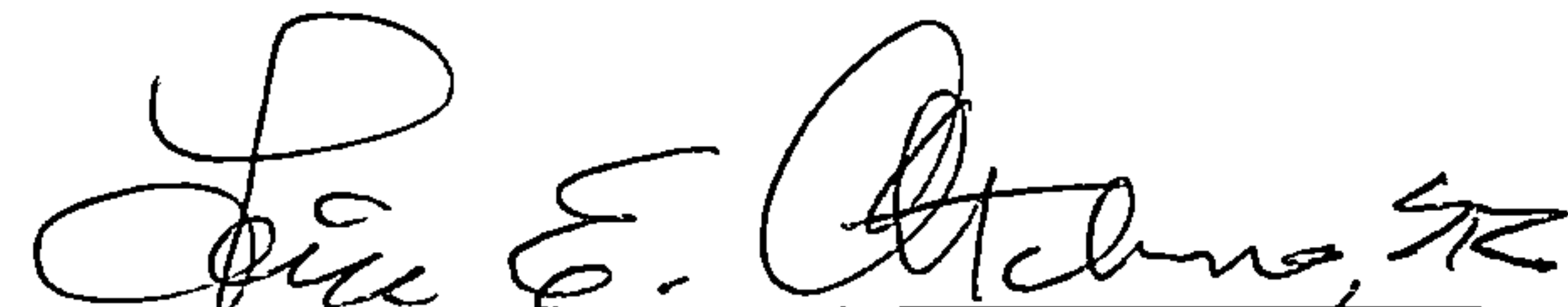
Grantors' heirs, executors, administrators, successors and assigns, shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantors hereunto set their hands and seals on this the 18<sup>th</sup> day of May, 2021.

GRANTORS:

  
Kerry R. Nivens

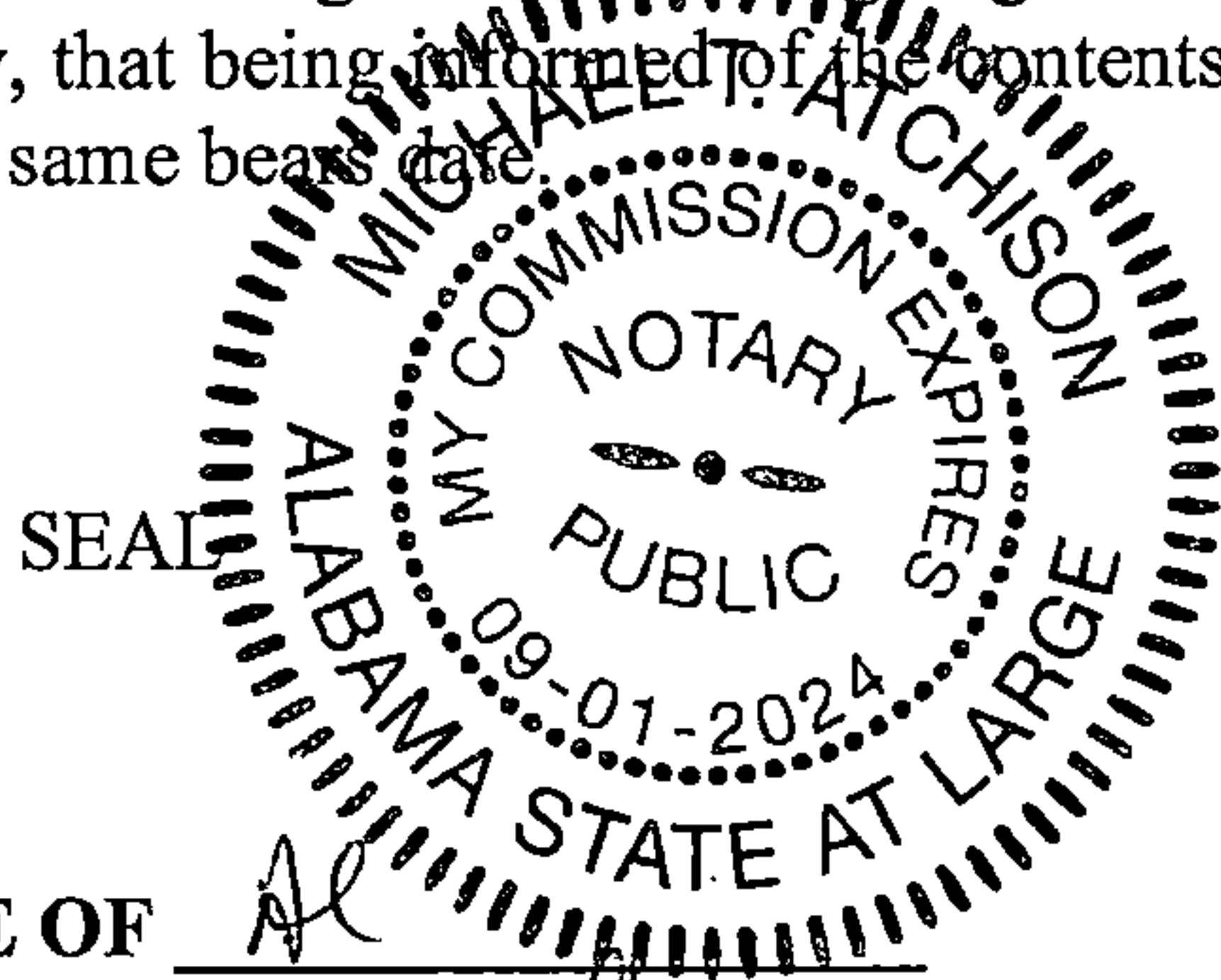
  
Betty S. Owen


  
Lewis E. Atchison, Sr., Trustee under the  
Atchison Living Trust dated July 16, 2013

  
Sarah H. Atchison, Trustee under the  
Atchison Living Trust dated July 16, 2013

STATE OF AL  
COUNTY OF Shelby

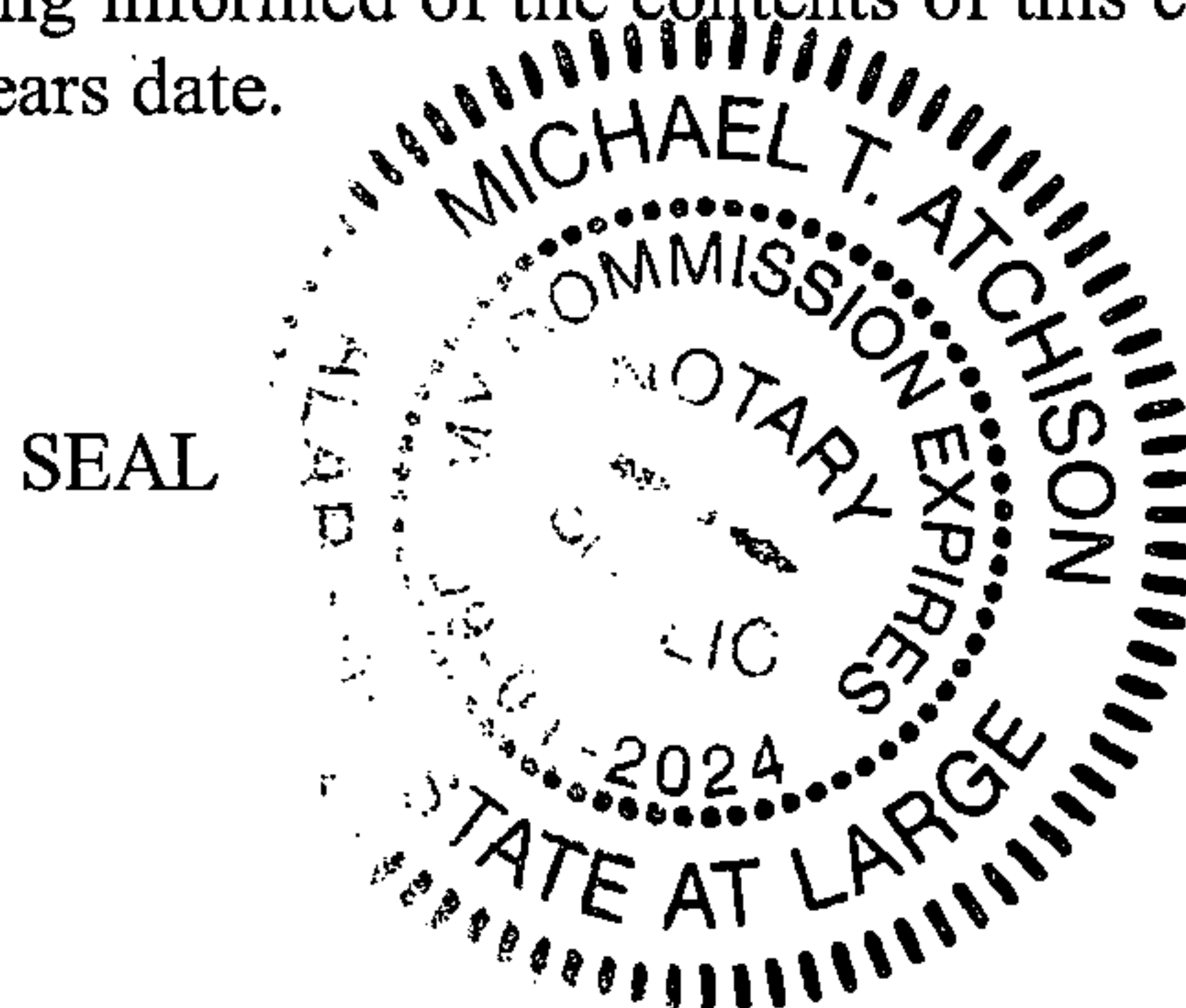
I, the undersigned, a Notary Public, in and for said State, hereby certify that **Kerry R. Nivens**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he, executed the same voluntarily on the day the same bears date.

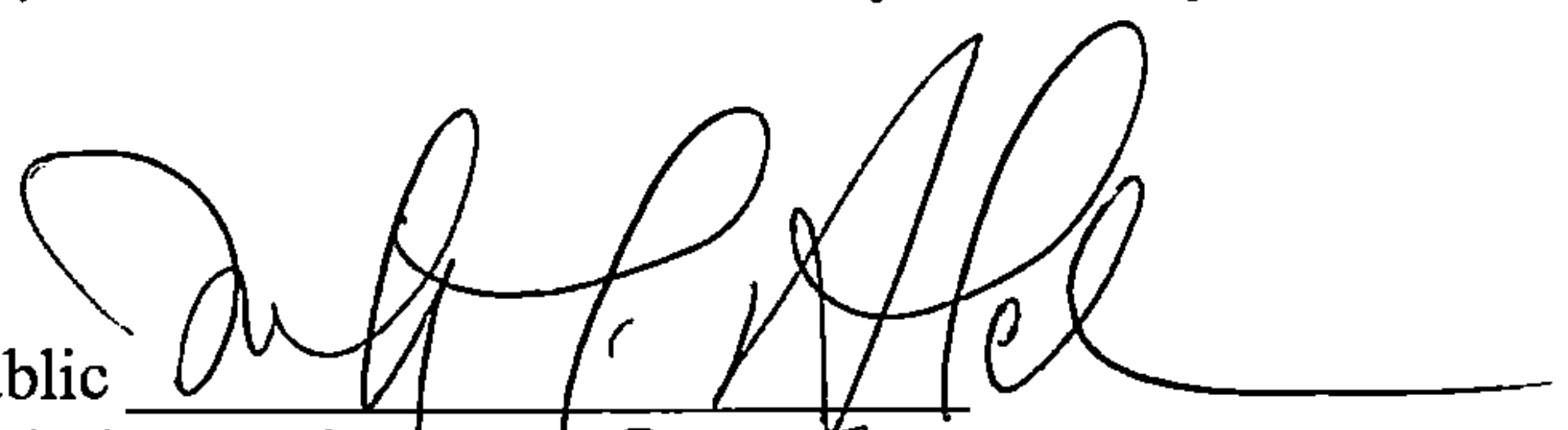


Notary Public   
My Commission Expires: 9-1-24

STATE OF AL  
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said State, hereby certify that **Betty S. Owen**, 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 this conveyance, she, executed the same voluntarily on the day the same bears date.



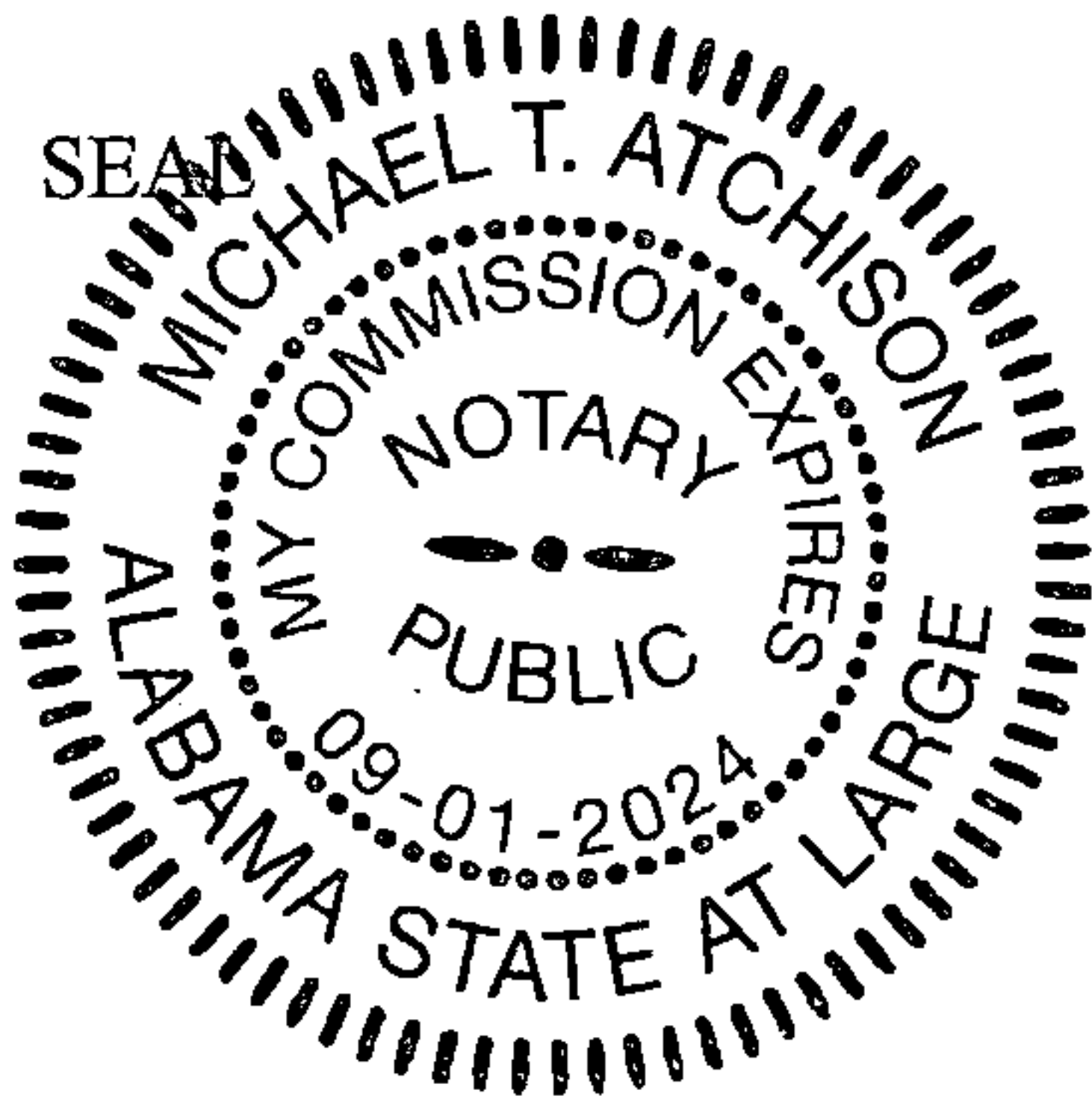
Notary Public   
My Commission Expires: 9-1-24



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I, the undersigned, a Notary Public, in and for said 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 this conveyance, they, as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.



Notary Public *Michael T. Atchison*  
My Commission Expires: 9-1-24



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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 Kerry R. Nivens, Betty S. Owen, &  
Atchison Living Trust dtd 7/16/13Grantee's Name AU Chelsea Hospitality Group, LLC,  
an Alabama limited liability companyMailing Address 112 Arlington Street  
Columbiana, AL 35051Mailing Address 1043 Highland Park PL  
Birmingham, AL 35242Property Address Lot 1B Atchison Commercial  
Development, PB 53/72  
Chelsea, AL 35043Date of Sale May 18<sup>th</sup>, 2021Total Purchase Price \$375,000.00

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                                     

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 H. Taylor Buckner, AgentUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one