

20221228000461150
12/28/2022 10:39:07 AM
QCDEED 1/4

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **AGNES M. NIVEN, a widow**, the undersigned Grantor, do hereby remise, release, quitclaim, grant, and convey my interest to **KIM NIVEN HINCH**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

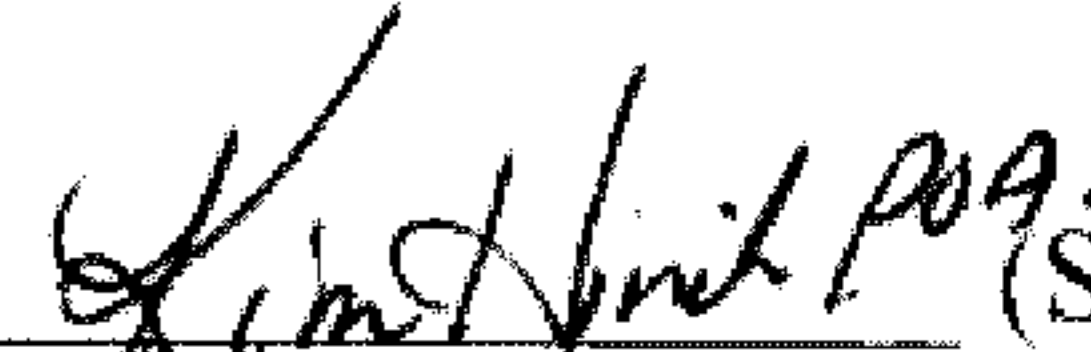
SEE EXHIBIT "A"

Source of Title: Book 311 Page 799

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this _____ day of November, 2022.

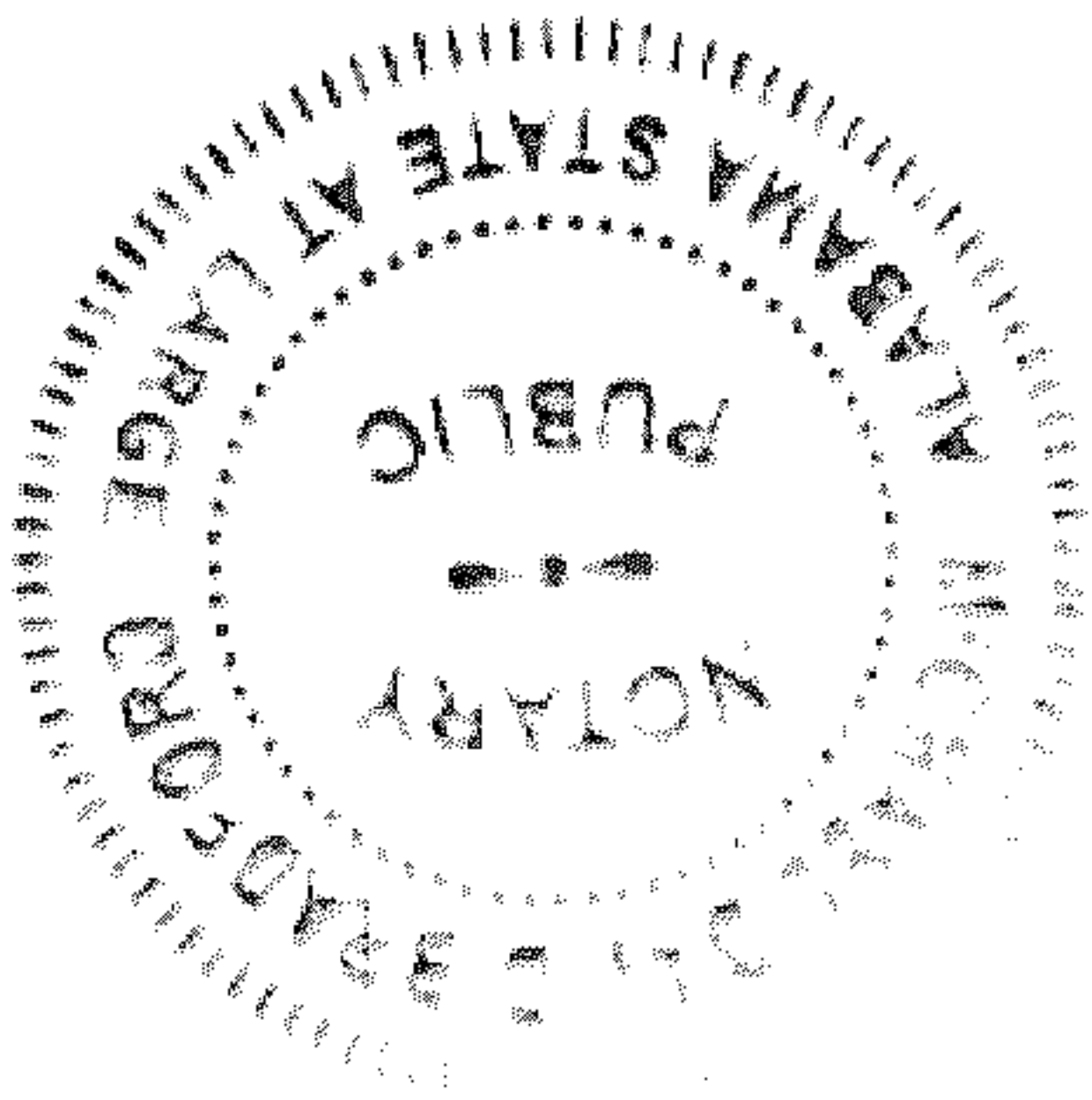
 by  (SEAL)
AGNES M. NIVEN, through her Agent, Kim Niven Hinch, recorded in Book 2022, Page 122000429850 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Agnes M. Niven, by and through her Agent, Kim Niven Hinch**, 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 28 day of November, 2022.



Michael David Bradford
Notary Public

My Commission Expires 4-14-2026

This Instrument was Prepared By:
HOLLIMA & HOLLIMAN, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Exhibit A

The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 28, Township 20, Range 1 East, except a lot sold to the Baptist Church described as follows: Commencing 38 yards south of the Northwest corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 28; thence East 2 $\frac{1}{2}$ deg. North 116 yards; thence South 2 $\frac{1}{2}$ deg. East 77 yards; thence West 6 deg. North 99 yards; thence south 2 $\frac{1}{2}$ deg. East 22 yards; thence West 10 deg. North 99 yards to the Columbiana and Harpersville Road; thence NE along said road to the starting point; containing 3 acres, more or less; ALSO LESS about 1 $\frac{1}{2}$ acres for church or school in the NE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, bounded on the NW by the said road and on the east by the church land described above. Said exceptions being more particularly described in Deeds to Trustees of the Bethesda Church, later known as Four Mile Church; said deeds being recorded in Deed Book I, page 119, and in Deed Book 50, page 233 of the Probate Records of said State and County. Said property being situated in Shelby County, Alabama.

Source of Title: Book 311 Page 744

Real Estate Sales Validation Form

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

Grantor's Name Agnes Niven
 Mailing Address 231 Shady Hill Dr.
Montevallo, AL
35115

Grantee's Name Kim Niven Hinch
 Mailing Address 205 Shady Hill Dr.
Montevallo, AL
35115

Property Address 231 Shady Hill Dr.
Montevallo, AL
35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 169,430

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 12-28-22

Print Carol Winning

Unattested

Sign

Carol W

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2022 10:39:07 AM
 \$201.00 JOANN
 20221228000461150

Form RT-1

Ann S. Bayl