

20230104000002350
01/04/2023 08:22:37 AM
CORDEED 1/4

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

Corrective
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"

This deed is being Rerecorded to correct the legal description. The description deed in 20221228000461150 contained outdated description.

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.

Agnes M. Niven by Kim Niven Hinch (SEAL)
AGNES M. NIVEN, through her Agent, Kim Niven Hinch, recorded in Book 2022, Page 1122000429850 in the Probate Office of Shelby County, Alabama.

20230104000002350 01/04/2023 08:22:37 AM CORDEED 2/4

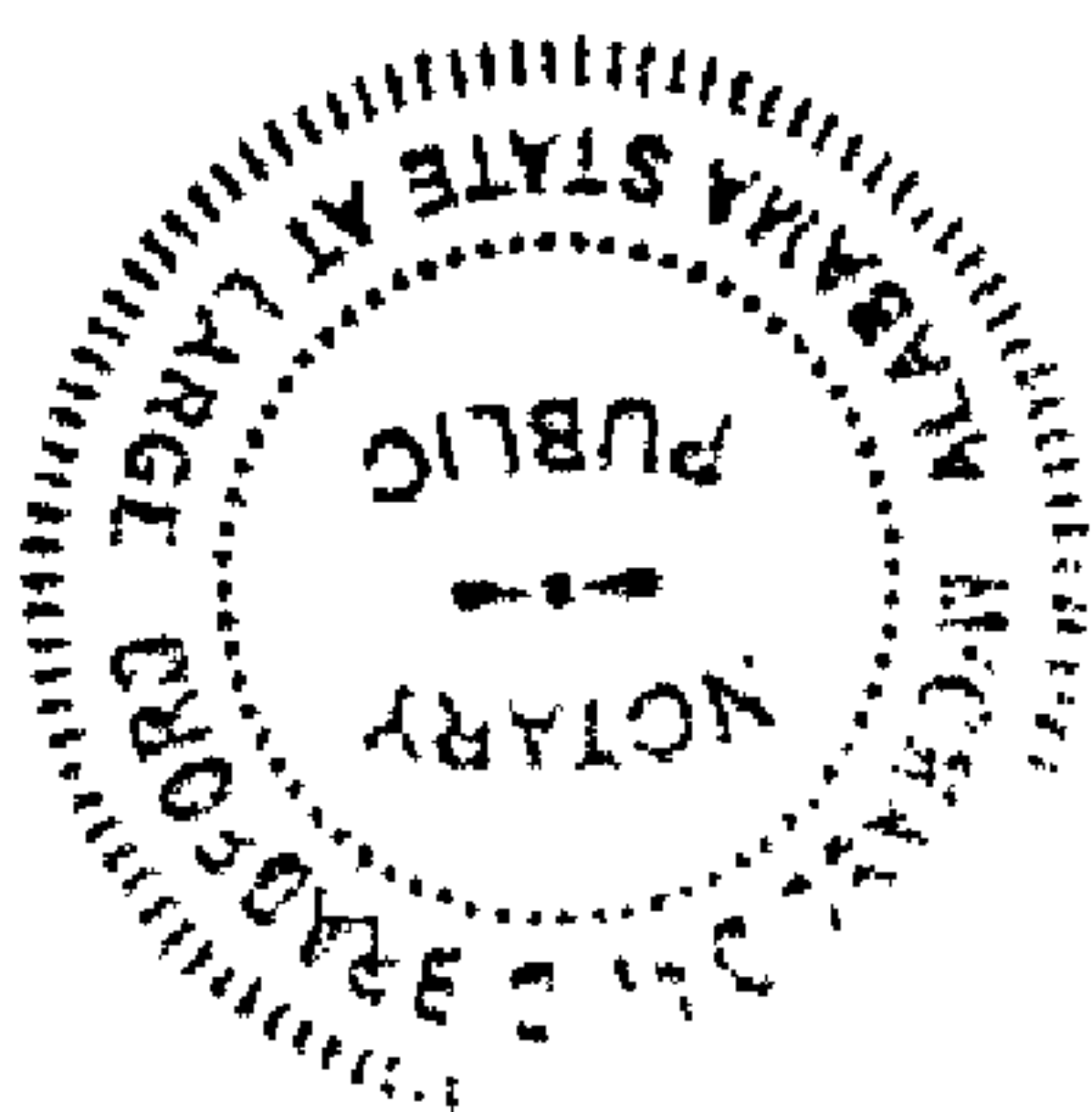
20221228000461150 12/28/2022 10:39:07 AM QCDEED 2/4

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

Commence at the northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, Township 24 North, Range 12 East and run in a southerly direction along the east line of said quarter-quarter section a distance of 1250.44 feet to the north right of way line of Highway No. 25; thence turn an angle of 98 deg. 16 min. to the right along said right of way line for a distance of 210.0 feet to the west side of a Public Drive; thence turn an angle of 81 deg. 44 min. to the right for a distance of 840.0 feet to the northeast corner of Roy Lamar and Frances Ozelle Kirby lot to the point of beginning; thence continue northerly along said west side of Public Drive for a distance of 210.0 feet; thence turn an angle of 81 deg. 44 min. to the left and parallel to the north right of way line of said Highway No. 25 for a distance of 200.0 feet; thence turn an angle of 98 deg. 16 min. to the left and parallel to the above said Public Drive for a distance of 210.0 feet to said Kirby lot north line; thence turn an angle of 81 deg. 44 min. to the left and run along the north line of said Kirby lot a distance of 200.0 feet to the point of beginning.

Source of Title: Book 260, Page 886

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 \$ 119,630

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)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

01/04/2023 08:22:37 AM

\$32.00 BRITTANI

20230104000002350

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl