

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: HCI Chelsea LLC  
3075 Healthy Way  
Chelsea, AL 35243

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Twenty Five Thousand Dollars and No Cents (\$725,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kerry R. Nivens, a married man, Betty S. Owen, a single woman, and Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees under Atchison Living Trust dated July 16, 2013.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **HCI Chelsea LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1-E of a Final Plat for ATCHISON'S RESURVEY NO. 3, 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 Office of Shelby County, Alabama.

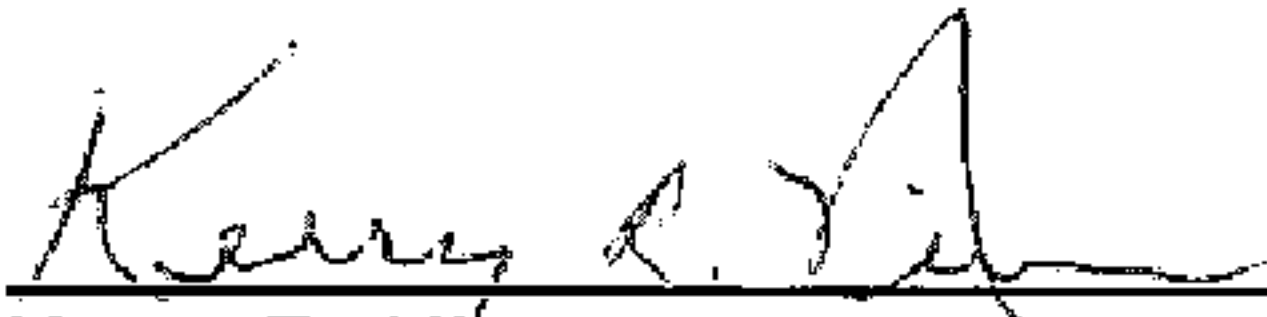
**Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$955,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

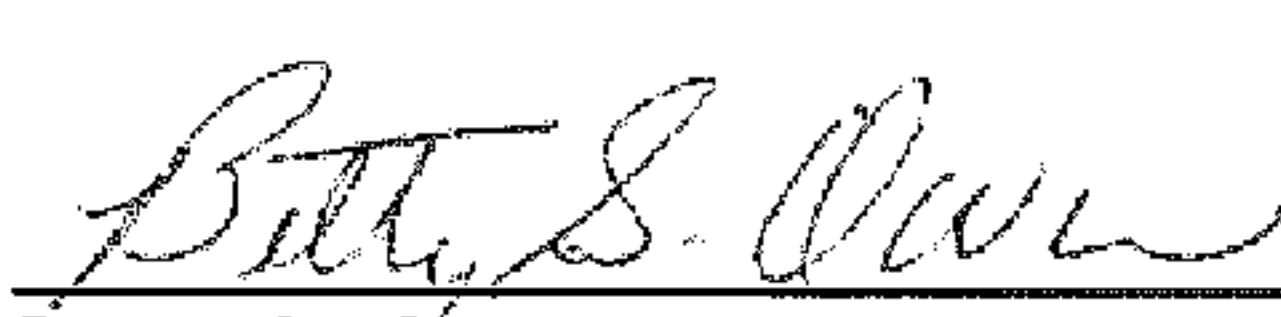
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of January, 2023.



Kerry R. Nivens



Betty S. Owen

LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES UNDER ATCHISON LIVING TRUST DATED JULY 16, 2013.



Lewis E. Atchison Sr.

Trustee



Sarah H. Atchison

Trustee

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kerry R. Nivens, Betty S. Owen and Lewis E. Atchison, Sr and Sarah H. Atchison, Trustees under Atchison Living Trust Dated July 16, 2013, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January, 2023.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 9-1-24



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/20/2023 11:33:18 AM  
 \$29.00 JOANN  
 20230120000016680

*Allen S. Bayl*

### 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. Owens Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees under Atchison Living Trust dated July 16, 2013.	Grantee's Name	HCI Chelsea LLC
Mailing Address	<u>2529 Foothills Lodge</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>3075 Healthy Way</u> <u>Chelsea, AL 35203</u>
Property Address	<u>218 Atchison Dr.</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>January 19, 2023</u>
		Total Purchase Price	<u>\$725,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>cc</u> Bill of Sale	<u>Appraisal</u>
<u>Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 January 18, 2023

Print Kerry R. Nivens

Unattested

Sign Kerry R. Nivens