

Prepared by: GARY NIVEN

Send Tax Notice:

Gary Niven
460 Merry Glen Lane
Chelsea Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY



20230515000144440 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
05/15/2023 03:14:59 PM FILED/CERT

WARRANTY DEED
JOINT SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT:

IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND, (\$150,000.00), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, PAID IN HAND TO THE UNDERSIGNED GRANTOR:

1. **JUBA LAND, LLC, the Grantor.**

BY: **GARY NIVEN AND WIFE, MONICA BRASHER NIVEN THE GRANTEE HEREIN,**

I THE SAID GRANTOR: **JUBA LAND, LLC DO GRANT, BARGAIN, AND SELL AND CONVEY UNTO: GARY NIVEN AND WIFE, MONICA BRASHER NIVEN, THE GRANTEES HEREIN,** as joint tenants, with right of survivorship,

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

THE NW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, EXCEPT THAT PORTION PREVIOUSLY DEEDED TO GRANTEE, GARY NIVEN AND WIFE MONICA BRASHER NIVEN, BY DEED RECORDED IN #20181101000386830, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA, AND EXCEPT THE WEST 14 ACRES THEREOF. IT BEING INTENDED TO CONVEY TO GRANTEES ALL THE PROPERTY WHICH I OWN IN THE SAID NW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP, TOWNSHIP 20 SOUTH, RANGE 1 WEST.

TOGETHER WITH A 60.0' WIDE EASEMENT FOR EGRESS AND INGRESS AND UTILITIES TO SERVE THE ABOVE DESCRIBED LAND BEING DESCRIBED AS FOLLOWS: A 60.0' EASEMENT LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT 30' EAST OF THE NW CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE RUN NORTHWARDLY ALONG THE EAST LINE OF AN EXISTING 30' WIDE STRIP OF LAND OUT TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY NO. 39 AND THE END OF THIS EASEMENT.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, IN PARTICULAR AN EASEMENT FOR MERRY GLEN LANE AS SHOWN ON 2007-281630

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND, I DO FOR MYSELF AND FOR my HEIRS, EXECUTORS, AND ADMINISTRATORS, COVENANT WITH THE SAID GRANTEE, **GARY NIVEN AND WIFE, MONICA BRASHER NIVEN, ITS SUCCESSORS AND ASSIGNS, THAT I AM LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, THAT THEY ARE FREE FROM ALL ENCUMBRANCES, THAT I HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID, AND I WILL DEFEND THE SAME TO THE SAID GRANTEE, GARY NIVEN AND WIFE, MONICA BRASHER NIVEN, ITS SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.**

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 15th DAY OF May 2023

WITNESSES:

[Signature]

GRANTOR

[Signature]
BAILEY REYNOLDS
FOR: JUBA LAND, LLC,

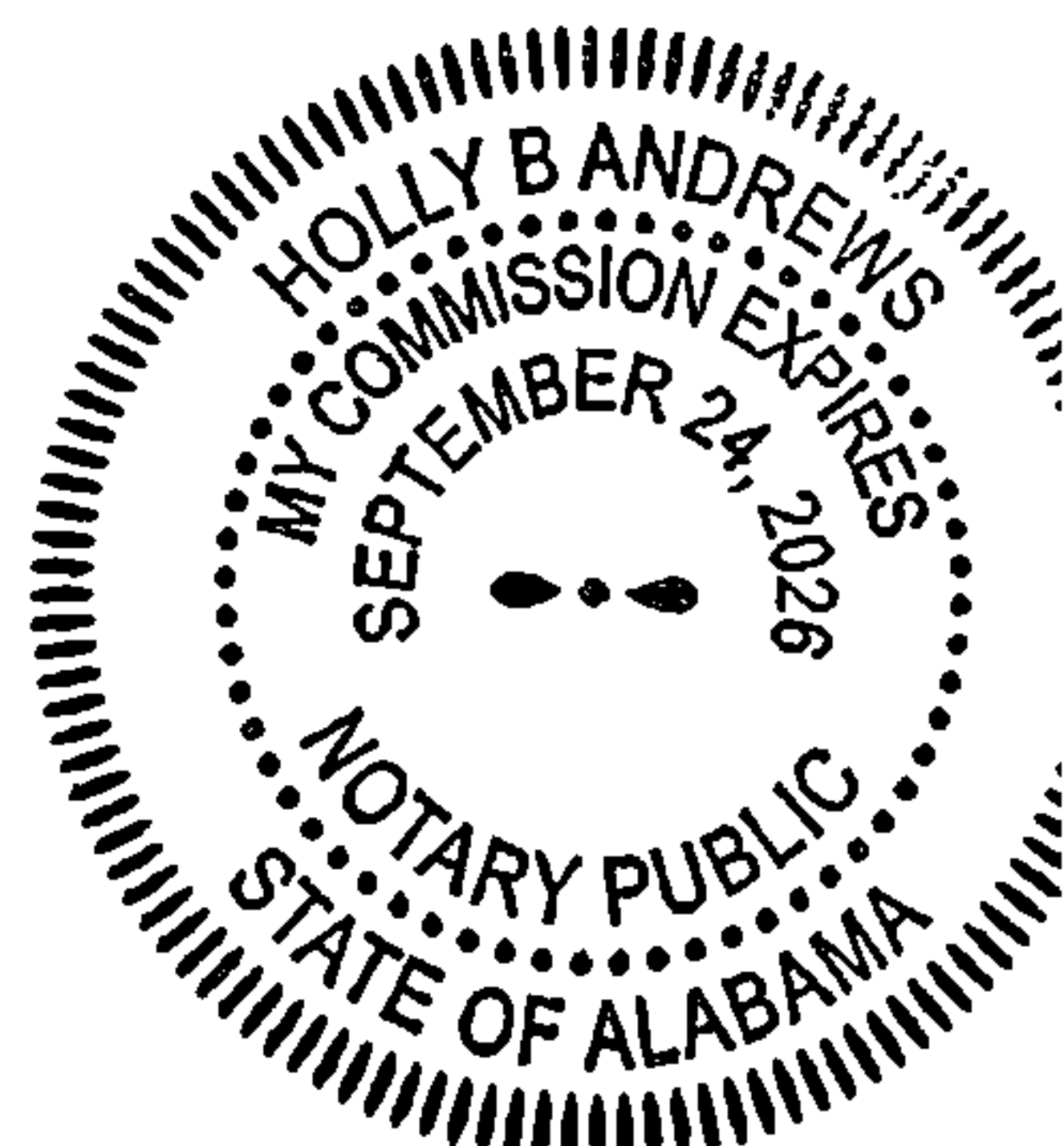
STATE OF ALABAMA
COUNTY OF SHELBY

Holly B Andrews I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE BAILEY REYNOLDS FOR JUBA LAND, LLC SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THAT DAY, THAT BEING INFORMED OF THE CONTENTS OF THE WITHIN CONVEYANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE 15th DAY OF May 2023

[Signature]
NOTARY PUBLIC, MY COMMISSION EXPIRES: 9/24/2026

Shelby County, AL 05/15/2023
State of Alabama
Deed Tax: \$150.00



Real Estate Sales Validation Form

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

Grantor's Name Juba Land (Bailey Reynolds)
Mailing Address 280 Merry Glen Lane
Chelsea AL 35043

Grantee's Name Gary and Monica Niven
Mailing Address 460 Merry Glen Lane
Chelsea Alabama 35043

Property Address No 911 address acreage

Date of Sale May 15 2023

Total Purchase Price \$ \$150,000.00

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 copy of check

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 a

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 may 15 2023

Print Gary Niven

Unattested

Sign

(verified by)



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1