

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 35124

Send Tax Notice to:
(Name) Shannon H. Nivens
(Address) 235 County Road 986
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Kerry R. Nivens, a married man, whose mailing address is 529 Foothills Ledge, Chelsea, AL 35043** the “Grantor” herein, in hand paid by **Shannon H. Nivens, whose mailing address is 235 County Road 986, Montevallo, AL 35115**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, having an address of Vacant Land identified as Parcel 09-8-27-0-001-017.000, to wit:

That portion of the SE ¼ of the SW ¼ of Section 27, Township 19 South, Range 1 West lying North of Yellow Leaf Creek and Southwest of the Seaboard Coastline Railroad, lying in Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Grantees, and Grantee’s heirs and assigns forever.

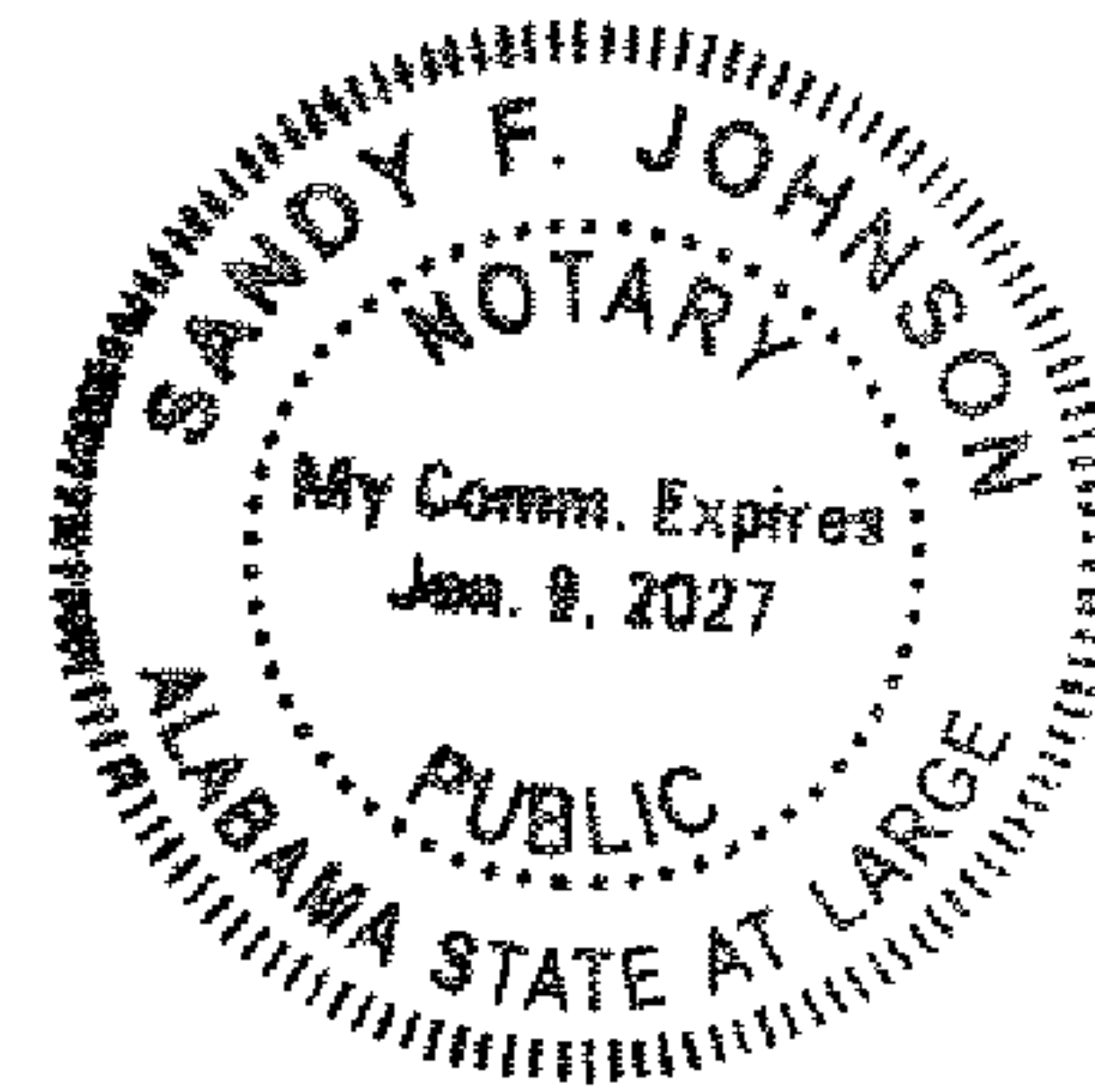
Given under my hand and seal this 17th day of April, 2024.

Kerry R. Nivens
Kerry R. Nivens

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, who 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 that same bears date.

Sandy F. Johnson
Given under my hand and official seal on the 17th day of April, 2024.
Notary Public
Commission Expires: 1/9/2027



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
 Mailing Address 529 Foothills Ledge
Chelsea, AL 35043

Grantee's Name Shannon H. Nivens
 Mailing Address 235 County Road 986
Montevallo, AL 35115

Property Address Vacant Land
Chelsea, AL 35043

Date of Sale 4/17/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 62,900.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/24/2024 02:42:00 PM
 \$91.00 CHARITY
 20240424000119510

Allen S. Byrd

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☐ Appraisal☐ Sales Contract☒ Other Tax Assessed Value☐ Closing Statement

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 4/17/2024Print Kerry R. NivensSign Kerry R. Nivens

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1