


Prepared by: Bailey Reynolds Juba Land LLC

280 MERRY GLEN LANE
Chelsea AL 35043

Send Tax Notice:
Gary and Monica Niven
460 Merry Glen Lane
Chelsea Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED
JOINT SURVIVORSHIP


20250715000213620 1/2 \$89.00
Shelby Cnty Judge of Probate, AL
07/15/2025 10:05:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

IN CONSIDERATION OF THE SUM OF SIXTY FOUR THOUSAND AND 00/100 DOLLARS (\$64,000.00), 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 GRANTEE HEREIN, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP,

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

BEGIN AT THE SW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN N89°52'08"E ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 652.58'; THENCE RUN N01°37'00"E FOR A DISTANCE OF 199.96' TO THE SE CORNER OF THE JIMMY WAYNE BAILEY PROPERTY; THENCE RUN S88°54'05"W ALONG THE SOUTH LINE OF SAID BAILEY PROPERTY AND AN EXTENTION THEREOF FOR A DISTANCE OF 376.65'; THENCE S0°103'36"W FOR A DISTANCE OF 185.00' TO A POINT LOCATED 10.0' NORTH OF THE SOUTH LINE OF SAID 1/ ¼ SECTION; THENCE S89°58'02"W PARALELL TO SAID SOUTH LINE FOR A DISTANCE OF 288.80'; THENCE N07°24'29"W FOR A DISTANCE OF 413.00'; THENCE S7132'53"W FOR A DISTANCE OF 388.23'; THENCE S9000'00"W FOR A DISTANCE 237.15'; THENCE N11°54'17"W FOR A DISTANCE OF 505.53' THE NW CORNER OF THE JUBA LAND, LLC HOUSE TRACK AND TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY #39; THENCE RUN S47°00'00"W FOR A DISTANCE OF 60.0' ALONG SAID RIGHT OF WAY; THENCE RUN S01°47'29"W FOR A DISTANCE OF 751.72'; THENCE RUN ALONG SOUTH LINE OF SAID SECTION 4 N89°52'08"E FOR A DISTANCE OF 1490.0' +- TO THE POINT OF BEGINNING.

CONTAINING 8.5 ACRE MORE OR LESS

Shelby County, AL 07/15/2025
State of Alabama
Deed Tax: \$64.00

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY

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 11th DAY OF July, 2025.

WITNESSES:

Monica Niven

GRANTOR:

Bailey Reynolds
BAILEY REYNOLDS
FOR JUBA LAND, LLC

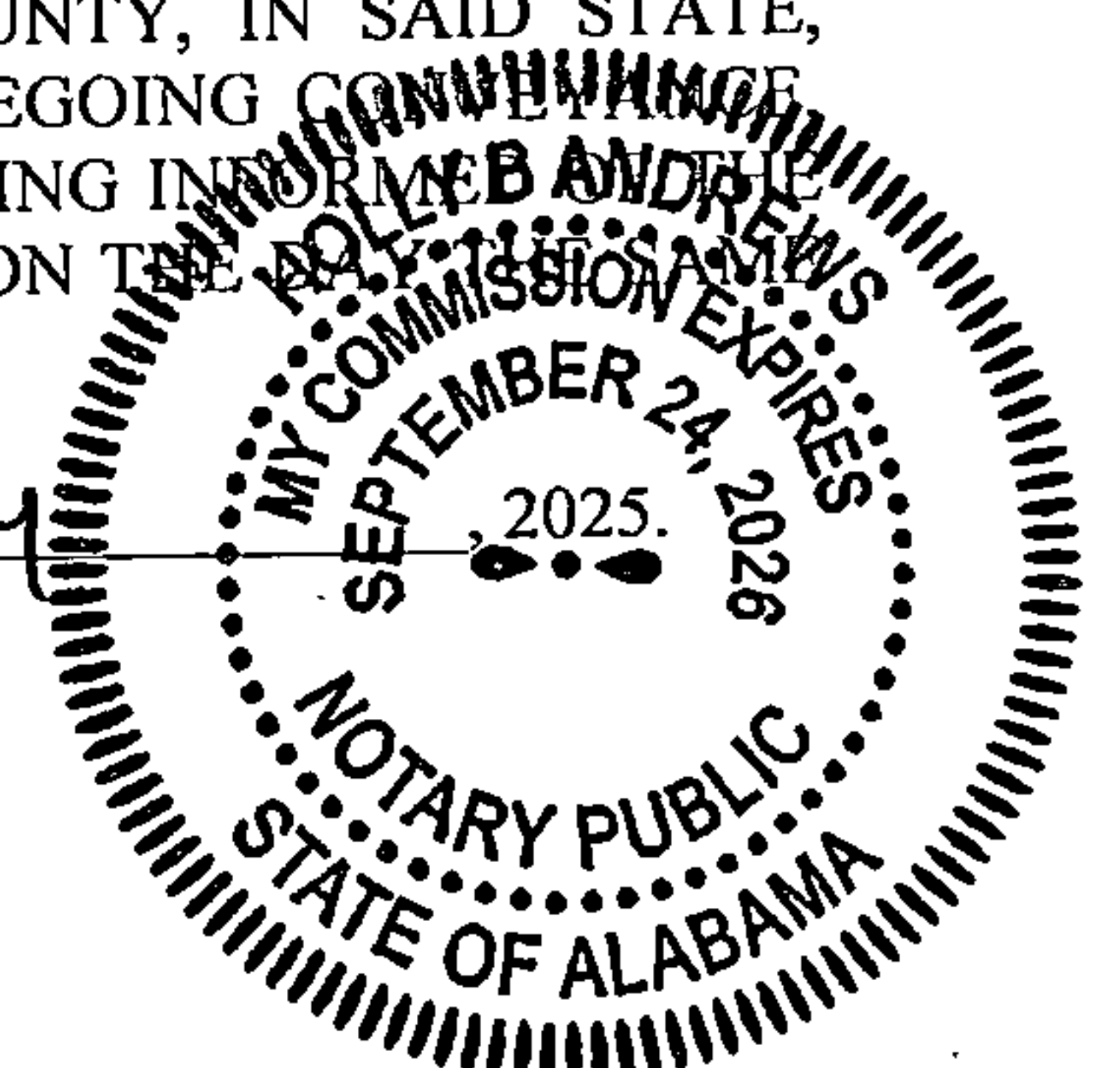
STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BAILEY REYNOLDS, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THAT DAY, THAT BEING IN FULL KNOWLEDGE OF THE CONTENTS OF THE WITHIN CONVEYANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DATE BEARS DATE.

Yelby B...
AS NOTARY PUBLIC

GIVEN UNDER MY HAND AND SEAL THIS THE 11th DAY OF July

9-24-2026
MY COMMISSION EXPIRES



Real Estate Sales Validation Form

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

Grantor's Name: Tubor Law Bailey Reynolds
Mailing Address: 280 Mary Glen Lane
Chelsea AL 35043

Grantee's Name: Gary Niver
Mailing Address: 466 Mary Glen Lane
Chelsea AL 35043

Property Address: Alabaz

Date of Sale _____
Total Purchase Price: \$ 64,000
or
Actual Value: \$ _____
or
Assessor's Market Value: \$ _____



20250715000213620 2/2 \$89.00
Shelby Cnty Judge of Probate, AL
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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 Checks
 Sales Contract Other
 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: July 11 2025

Print: Gary Niver

Sign: [Signature]

Unattested

(verified by)

Grantor/Grantee/Owner/Agent) circle one