

Prepared by: KARL Niven
340 Merry Glen Lane
Chelsea AL 35043
STATE OF ALABAMA
COUNTY OF SHELBY

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

WARRANTY DEED
JOINT SURVIVORSHIP



20250715000213630 1/2 \$40.50
Shelby Cnty Judge of Probate, AL
07/15/2025 10:05:13 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, PAID IN HAND TO THE UNDERSIGNED GRANTOR:

1. **KARL NIVEN, the Grantor.**

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

I THE SAID GRANTOR: **KARL NIVEN** 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:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN M89°57'00"E ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 329.01' FOR THE POINT OF BEGINNING; THENCE RUN N00°30'25"E FOR A DISTANCE OF 519.75'; THENCE RUN N43°07'12"E FOR A DISTANCE OF 380.88'; THENCE RUN N63°17'56"E FOR A DISTANCE OF 85.84'; THENCE RUN N36°59'56"E FOR A DISTANCE OF 51.33'; THENCE RUN S23°00'24"W FOR A DISTANCE OF 953.12' TO THE POINT OF BEGINNING. CONTAINING 2.25 ACRE MORE OR LESS.

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 12TH DAY OF July, 2025.

WITNESSES:

Monica Niven

GRANTOR:

Karl Niven

Shelby County, AL 07/15/2025
State of Alabama
Deed Tax: \$15.50

KARL NIVEN

STATE OF ALABAMA
COUNTY OF SHELBY

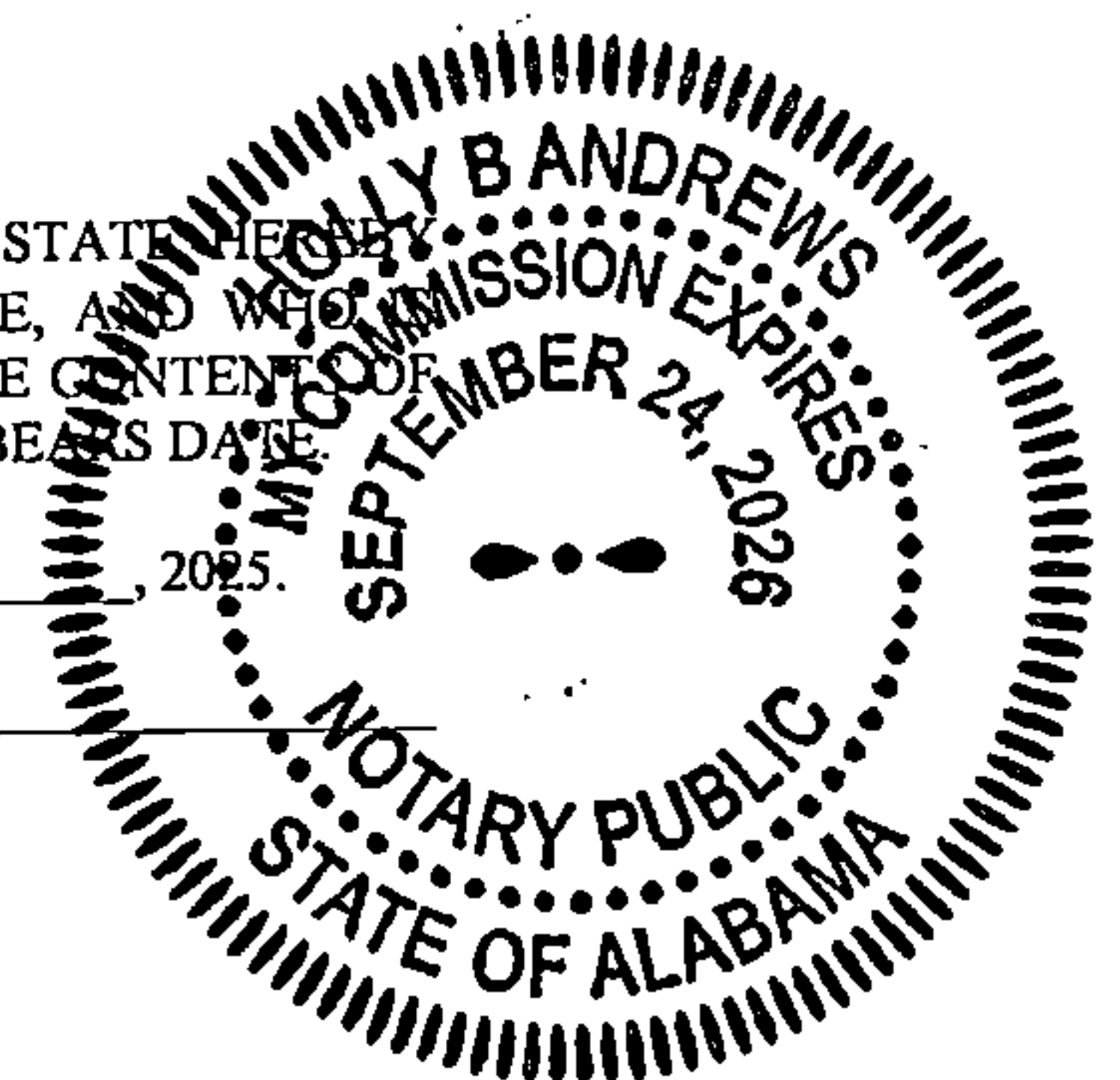
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **KARL NIVEN**, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THAT DAY, THAT BEING INFORMED OF THE CONTENTS OF THE WITHIN CONVEYANCE, HE EXECUTED THE SAME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

GIVEN UNDER MY HAND AND SEAL THIS THE 12th DAY OF July, 2025.

MY COMMISSION EXPIRES:

9-24-2026

Willy B...
AS NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Karl Niven
Mailing Address 340 Merry Glen Lane
Chelsea AL 35043

Grantee's Name Gary Niven
Mailing Address 460 Merry Glen Lane
Chelsea AL 35043

Property Address Acree

Date of Sale July 12 - 2025
Total Purchase Price \$ 10

or
Actual Value \$ ~~10~~

or
Assessor's Market Value \$ 15,500



20250715000213630 2/2 \$40.50
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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
- 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 July 15 2025

Print Gary Niven

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one