

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8028 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

Send tax notice to:  
STACI J. ELDER  
155 APRICOT LANE., 19  
CALERA, AL 35040

## CORPORATION FORM WARRANTY DEED

State Of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventeen Thousand Nine Hundred and 00/100 Dollars (\$117,900.00) to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto STACI J. ELDER ( herein referred to as GRANTEE) real estate situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE AMENDED MAP RO CALERA COMMONS TOWNHOMES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$117,900.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

### SUBJECT TO:

1. Rights of claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
4. Any lien, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
5. Easements of record.
6. Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.
7. Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens recorded in Instrument 20070914000433650 in the Probate Office of Shelby County, Alabama.
8. Grant of Easement and Reservation of Easement recorded in Instrument 20031106000738920 in the Probate Office of Shelby County, Alabama.
9. Transmission line permit to Alabama Power Company, recorded in Deed Book 205, page 25; Deed Book 214, page 336; Deed Book 103, page 169; Deed Book 134, page 534; Deed Book 182, Page 49; deed book 119, page 255; Deed Book 134, page 20 and Deed Book 198, page 487, in the Probate Office of Shelby County, Alabama.
10. Right of way to the State of Alabama, recorded in Deed Book 193, page 362, in the Probate office of Shelby County, Alabama.
11. Utility Easement recorded in Instrument 1997-13086, in the Probate Office of Shelby County, Alabama.

**CORPORATION FORM WARRANTY DEED**

NEWCASTLE CONSTRUCTION, INC. to STACI J. ELDER

February 26th, 2008

20080303000085130 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/03/2008 12:35:41PM FILED/CERT

12. Utility Easement Modification Agreement recorded in Instrument 20040625000349810 in the Probate office of Shelby County, Alabama.
13. Restrictions, conditions, limitations with right of first refusal recorded in Instrument 2005030100096190 and Instrument 20060613000280190 in the Probate Office of Shelby County, Alabama.
14. Rights of others in and to the use of the easement for ingress/egress recorded in Instrument 20070726000348220 in the Probate Office of Shelby County, Alabama.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its CFO, JAMES A. GARRETT who is authorized to execute this conveyance, hereto set its signature and seal this the 26th day of February, 2008.

**NEWCASTLE CONSTRUCTION, INC.**

  
BY: JAMES A. GARRETT, CFO

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES A. GARRETT, CFO of NEWCASTLE CONSTRUCTION, INC.. a corporation 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26th day of February, 2008.

  
NOTARY PUBLIC MICHELLE T. EARLE  
My Commission Expires: 11/4/10

