

13-9083

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, AL 35094

Send Tax Notice To:
PATRICIA SCHAFER

260 APPLEFORD ROAD
HELENA, AL 35080



20130314000106250 1/2 \$243.00
Shelby Cnty Judge of Probate, AL
03/14/2013 12:17:47 PM FILED/CERT

CORPORATION FORM WARRANTY DEED,

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TWENTY -SEVEN THOUSAND SIX HUNDRED & 00/100-----(\$227,600.00)* DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC. a corporation, 3978 PARKWOOD ROAD, SE, BESSEMER, AL 35022 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey PATRICIA SCHAFER (herein referred to as GRANTEES), together with every contingent remainder and right of reversion, the following described real estate, situated in ~~ST. CLAIR~~, Alabama, to-wit:

Shelby

LOT 252A, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 140 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

SUBJECT TO:

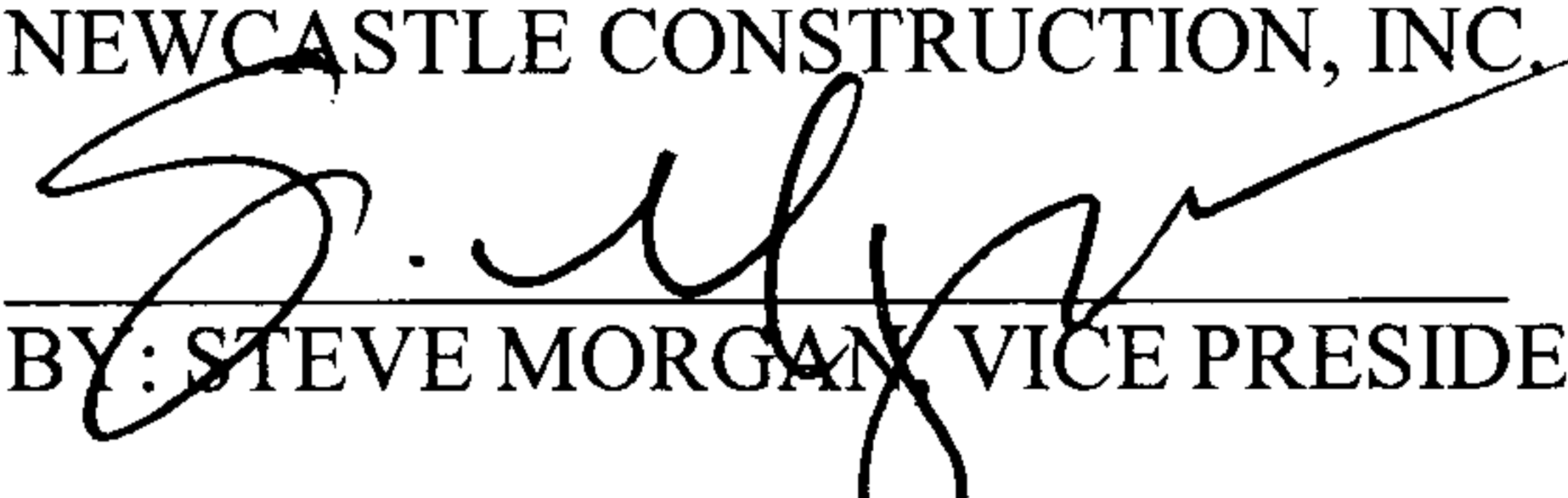
1. Taxes for the year 2013 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Inst. No 2006-62806; Inst. No 2006-56760; Inst. No. 2007-1635; Inst. No. 2006-56759; Inst. No. 2006-31649; Inst. No. 2006-58307 and Inst. No. 2007-16350.
5. Easement as set forth in Inst No. 2006-42215
6. Right of way granted to Alabama Power Company recorded in Inst. No. 2006-61280

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (e) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its PRESIDENT, GLENN SIDDLE who is authorized to execute this conveyance, hereto set its signature and seal this the 5TH day of MARCH, 2013.

NEWCASTLE CONSTRUCTION, INC.


BY: STEVE MORGAN, VICE PRESIDENT

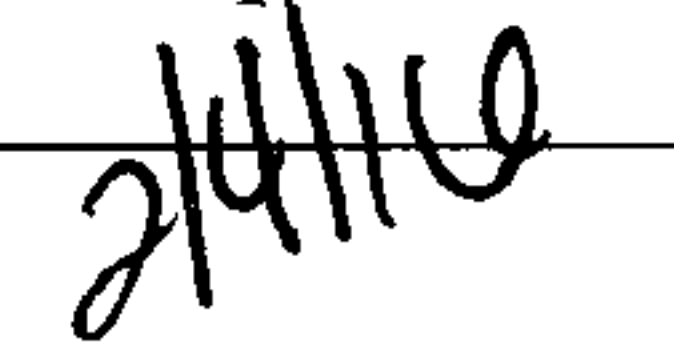
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEVE MORGAN as VICE PRESIDENT 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, 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 5TH day of MARCH, 2013


Notary Public

My Commission Expires:





20130314000106250 2/2 \$243.00
Shelby Cnty Judge of Probate, AL
03/14/2013 12:17:47 PM FILED/CERT