

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

Send Tax Notice To:
TRINA G. BILLINGS

550 ROSEBURY RD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED,

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED & 00/100-----(\$238,900.00)* DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, whose address is 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 unto TRINA G. BILLINGS (herein referred to as GRANTEES), the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

LOT 216A, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 39, PAGE 141, 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:

\$231,733.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 VICE PRESIDENT, STEVE MORGAN who is authorized to execute this conveyance, hereto set its signature and seal this the 30TH day of August, 2013.

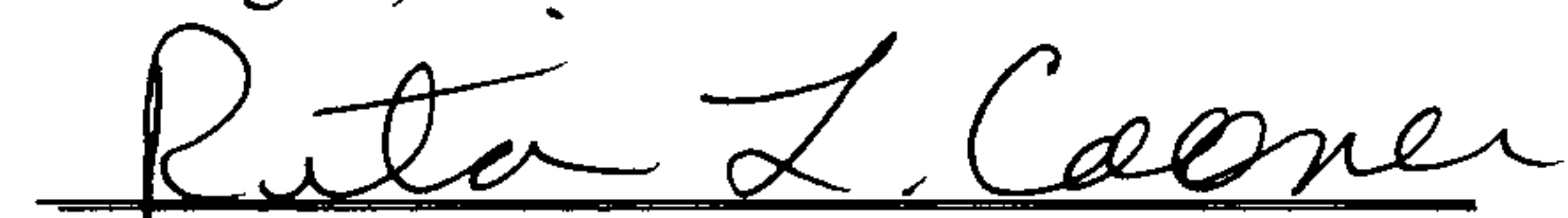
NEWCASTLE CONSTRUCTION, INC.


BY: STEVE MORGAN, VICE PRESIDENT

STATE OF ALABAMA
ST. CLAIR COUNTY

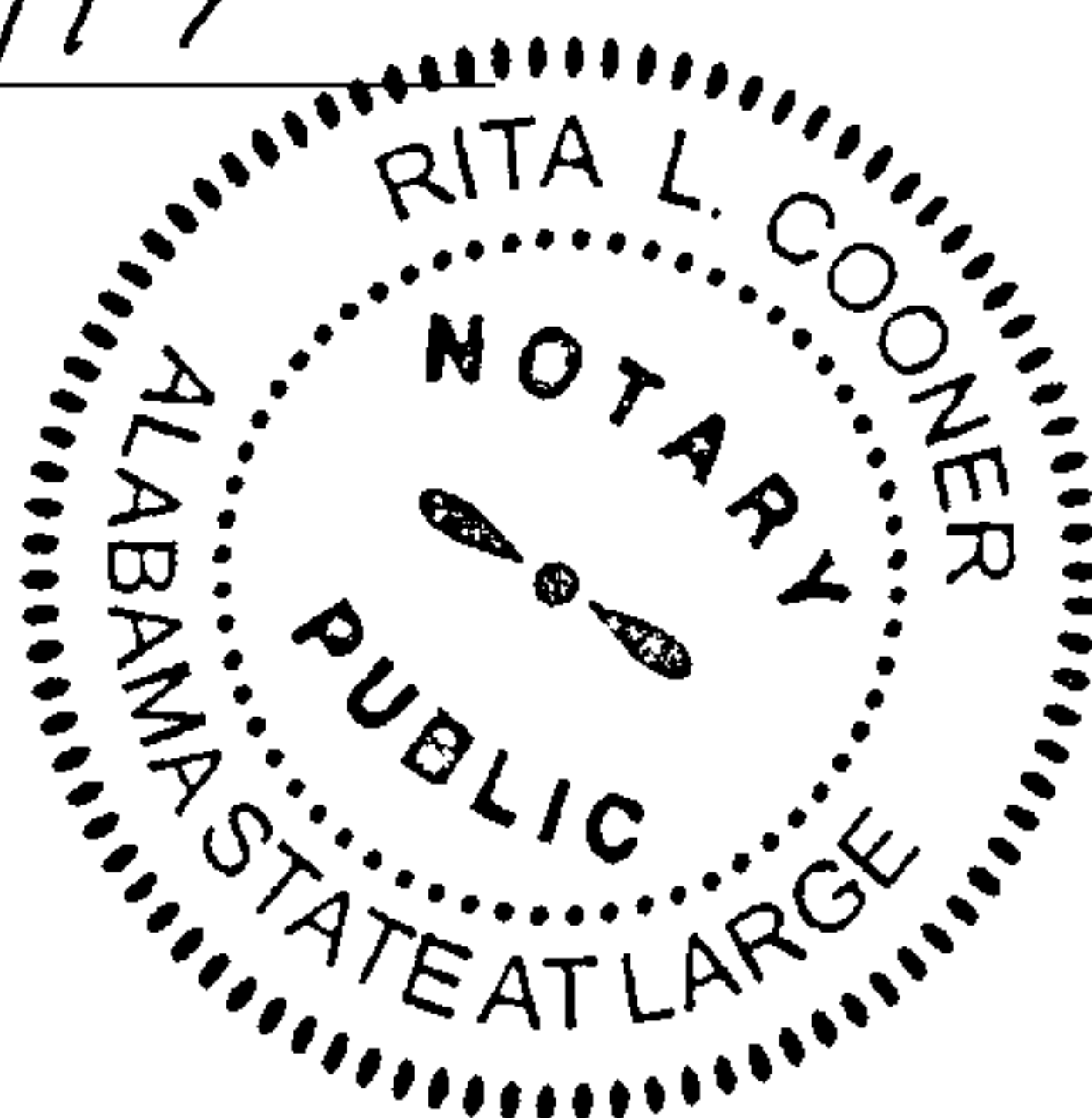
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEVE MORGAN as VICE PRESIDENT of NEWCASTLE CONSTRUCTION, INC., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 30TH day of August, 2013


Notary Public

My Commission Expires:

7/27/14



20130903000358550 2/2 \$24.50
Shelby Cnty Judge of Probate, AL
09/03/2013 02:14:51 PM FILED/CERT