

20150225000058860
02/25/2015 10:59:30 AM
DEEDS 1/3

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

Send Tax Notice To:
CHRIS CURENTON

532 ROSEBURY ROAD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED THIRTY-SEVEN & 00/100----- (\$264,900.00) DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC. a corporation, (herein referred to as GRANTOR whose address is 3978 Parkwood Road, Bessemer, AL 35022), 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 CHRIS CURENTON (herein referred to as GRANTEES), together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY, Alabama, to-wit:

LOT 220A ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2014 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. 2006-56760; Inst No. 2007-1635 and Inst. No. 2006-56759
5. Right-of-way granted to Alabama Power Company recorded in Inst. NO. 2006-61280 and Inst. No. 2006-42215.

TO HAVE AND TO HOLD to the said GRANTEE, his, her, or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Comptroller/Secretary, Amanda Watson who is authorized to execute this conveyance, hereto set its signature and seal this the 25th day of February, 2015.

NEWCASTLE CONSTRUCTION, INC.

Amanda Watson

BY: AMANDA WATSON
COMPTROLLER/SECRETARY

STATE OF ALABAMA
ST. CLAIR COUNTY

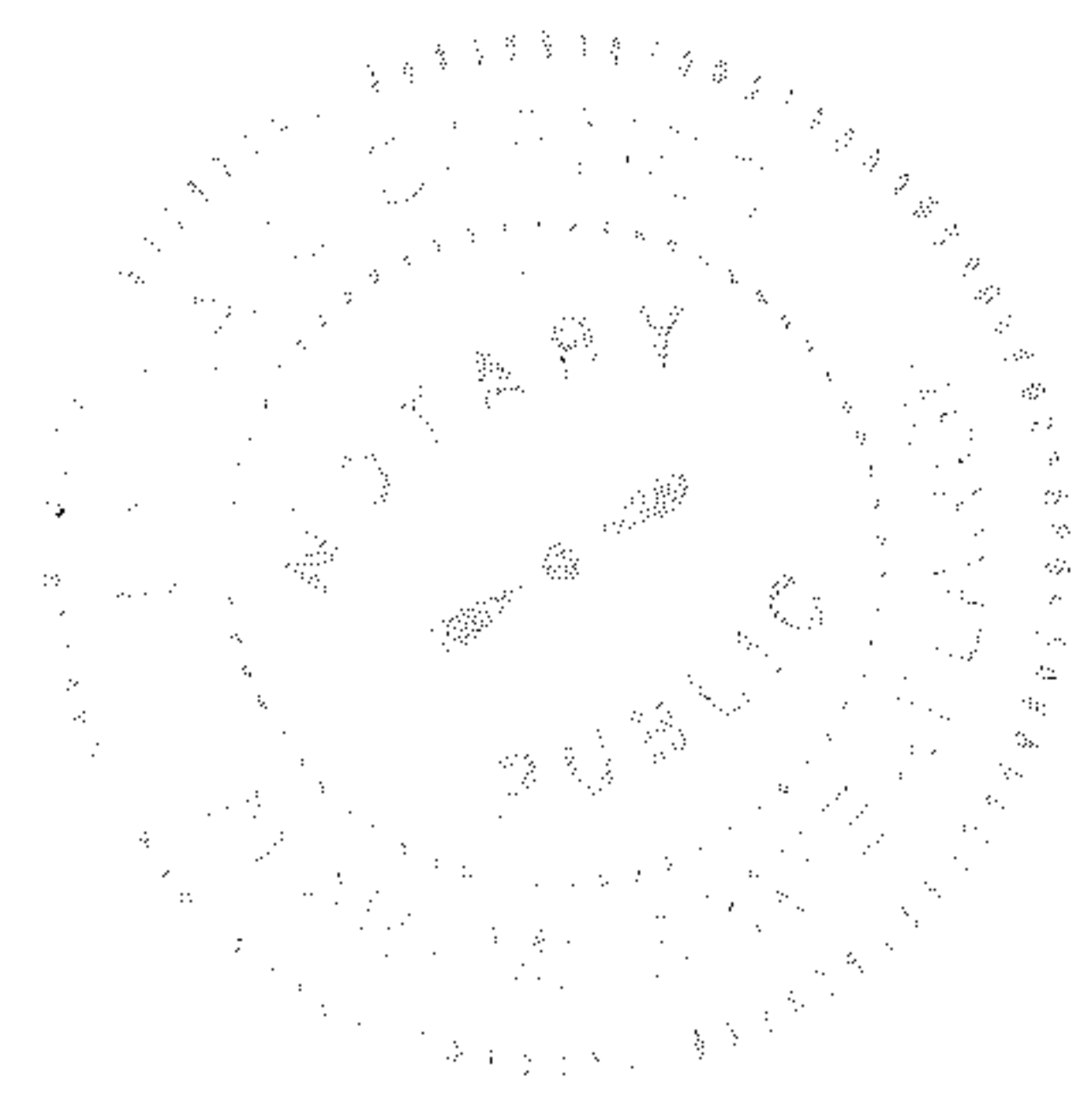
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Amanda Watson as Comptroller/Secretary of Newcastle Construction, Inc., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 25th day of February, 2015

[Signature]

Notary Public

My Commission Expires: 2/4/16



Real Estate Sales Validation Form

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

Grantor's Name: NEWCASTLE CONSTRUCTION, INC. Grantee's Name: CHRIS CURENTON
Mailing Address: 532 ROSEBURY ROAD Mailing Address: 532 ROSEBURY ROAD
HELENA, AL 35080 HELENA, AL 35080

Property Address: 532 ROSEBURY ROAD Date of Sale: February 25th, 2015
HELENA, AL 35080 Total Purchase Price: (\$264,900.00)
Actual Value: \$ _____
Or
Assessor's Market Value: \$ _____

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
_____ Appraisal _____ Other Tax Assessment
_____ Sales Contract
_____ X _____ 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: _____ Print: Laura L. Barnes, Closing Attorney

_____ Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)

Chris Curenton
Chris Curenton



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/25/2015 10:59:30 AM
\$285.00 CHERRY
20150225000058860

J. Fuhrmeister