

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

Send Tax Notice To:  
CECILIA LEVIO RITONDO  
JOHN THOMAS RITONDO, JR.  
689 ROSEBURY ROAD  
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED,  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

**20150615000199780**  
**06/15/2015 02:27:43 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED NINETY-SIX THOUSAND SIX HUNDRED SIXTY & 00/100-----(\$296,660.00) DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC. a corporation, (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 CECILIA LEVIO RITONDO AND JOHN THOMAS RITONDO, JR. (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY, Alabama, to-wit:

LOT 375, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE III, AS RECORDED IN MAP BOOK 39, PAGE 123 A, B & C, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

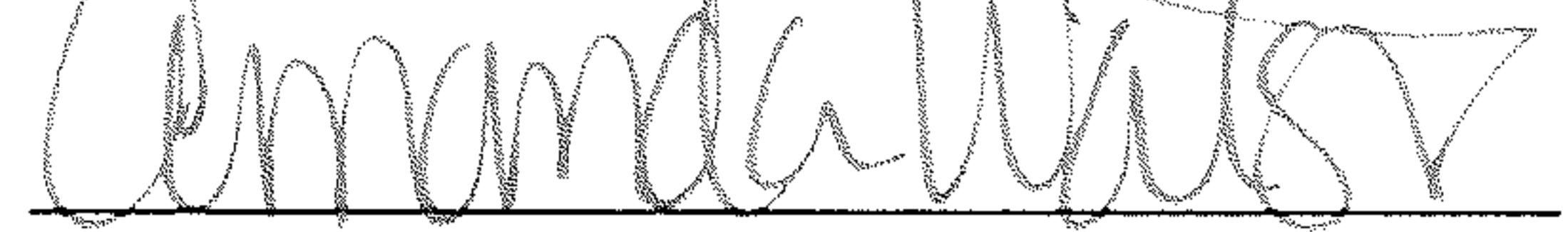
1. Taxes for the year 2015 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Inst. No 2006-62806; Inst. No 2006-56760; Inst. No. 2007-1635; 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 COMPTROLLER/SECRETARY, AMANDA WATSON who is authorized to execute this conveyance, hereto set its signature and seal this the 10<sup>TH</sup> day of June, 2015.

NEWCASTLE CONSTRUCTION, INC.




BY: AMANDA WATSON  
COMPTROLLER/SECRETARY

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON, 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.

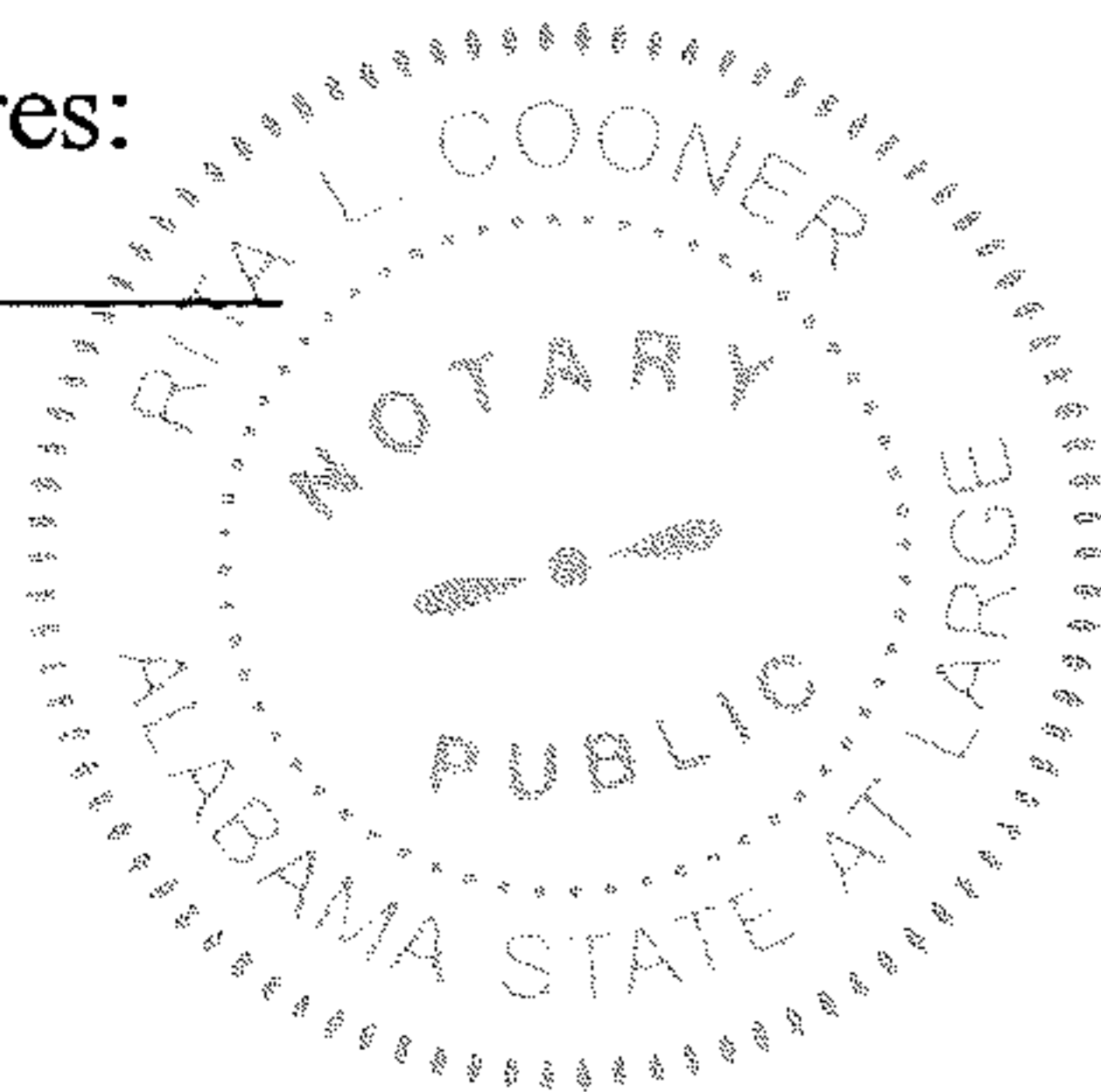
Given under my hand and official seal this 10<sup>th</sup> day of June, 2015



Notary Public

My Commission Expires:

7/22/18



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: JOHN T. RITONDO, JR. and CECILIA L. RITONDO

Mailing Address: 689 ROSEBURY RD HELENA, AL 35080

Mailing Address: 689 ROSEBURY RD HELENA, AL 35080

Property Address: 689 ROSEBURY RD HELENA, AL 35080

Date of Sale: June 10th, 2015

Total Purchase Price: (\$296,660.00)

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, Closing Statement (checked)

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: 6/10/15 Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

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

Handwritten signatures of Cecilia L. Ritondo, John Thomas Ritondo Jr., and John Thomas Ritondo Jr.



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 06/15/2015 02:27:43 PM \$45.00 CHERRY 20150615000199780

Handwritten signature of the official