

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

Send tax notice to:

FRANK S. MULLINAX and  
JENNIFER F. MULLINAX  
127 ASHLEY RD  
HELENA, AL 35080

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

State Of Alabama  
Shelby County

**20151124000405790**  
**11/24/2015 02:23:18 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Six Thousand Seven Hundred Sixty-Nine and 00/100 Dollars (\$266,769.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD SE, BESSEMER, AL 35022), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto FRANK S. MULLINAX and JENNIFER F. MULLINAX, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 274, ACCORDING TO THE AMENDED MAP HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 127 ASHLEY RD, HELENA, AL 35080

\*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 current tax year and any 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. DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS IN BOOK 2008 PAGE 13909; AMENDED IN BOOK 2010 PAGE 7596 AND AMENDMENT NUMBER 2 RECORDED IN BOOK 2012 PAGE 2234
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 61 PAGE 593; DEED BOOK 63 PAGE 323; DEED BOOK 79 PAGE 291 AND DEED BOOK 82 255
6. RIGHT OF WAY GRANTED TO LEEDS TELEPHONE COMPANY RECORDED IN DEED BOOK 85 PAGE 89
7. INGRESS/EGRESS RIGHT OF WAY GRANTED TO COOS RIVER NEWSPRINT COMPANY RECORDED IN DEED BOOK 92 PAGE 106
8. GRATNED OF LAND EASEMENT AND RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 2008 PAGE 3883

9. OIL, GAS, AND MINERAL LEASE WITH DOMINION BLACK WARRIOR BASIN, INC.  
RECORDED IN DEED BOOK 2005 PAGE 10247
10. RELEASE AND DAMAGES, RESTRICTIVE COVENANTS CONDITIONS, RIGHTS,  
PRIVILEGES IMMUNITIES AND LIMITATIONS RECORDED IN DEED BOOK 202 PAGE 283
11. TITLE TO ALL MINERAL WITHIN AND UNDERLYING THE PREMISE, TOGETHER WITH  
ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING  
THERE TO, INCLUDING RELEASE OF DAMAGES ARE NOT INSURED


\$253,431.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion..

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its SECRETARY, BETHANY DAVID, who is authorized to execute this conveyance, hereto set its signature and seal this the 23rd day of November, 2015.

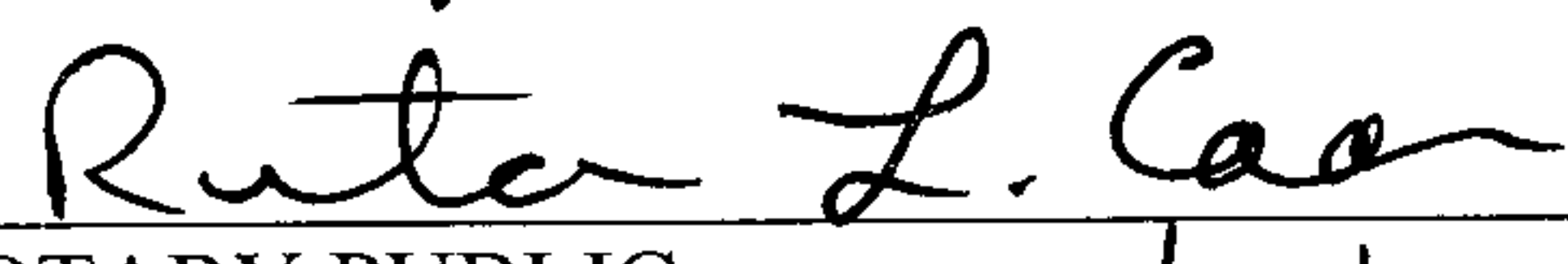
NEWCASTLE CONSTRUCTION, INC.

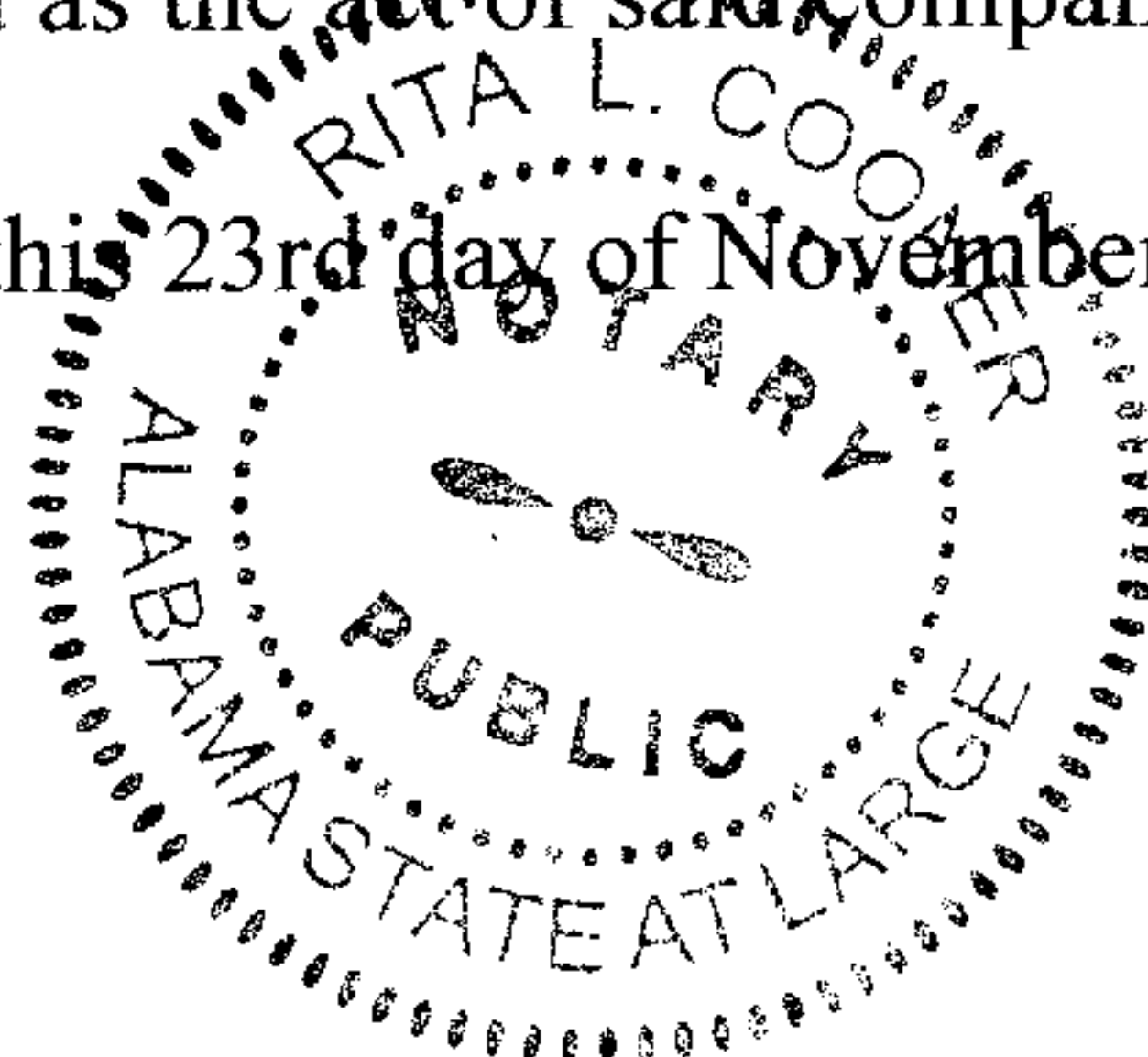
  
BY: BETHANY DAVID  
SECRETARY

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, SECRETARY of NEWCASTLE CONSTRUCTION, INC., a limited liability 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 Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23rd day of November, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 7/27/18



20151124000405790 11/24/2015 02:23:18 PM DEEDS 3/3  
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: FRANK S. MULLINAX and JENNIFER F. MULLINAX  
Mailing Address: 127 ASHLEY RD Mailing Address: 127 ASHLEY RD  
HELENA, AL 35080 HELENA, AL 35080  
Property Address: 127 ASHLEY RD Date of Sale: November 23rd, 2015  
HELENA, AL 35080 Total Purchase Price: (\$266,769.00)  
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

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: 11/23/15

Print: Laura L. Barnes, Closing Attorney

\_\_\_\_\_ Unattested

Sign

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

Frank S. Mullinax

Frank S. Mullinax

Jennifer F. Mullinax

Jennifer F. Mullinax



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/24/2015 02:23:18 PM  
533.50 CHERRY  
20151124000405790

J. Barnes