

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
DOUGLAS J ALLEN and JANET W
ALLEN

888 MADISON LANE
HELENA, AL 35080

20180314000081860
03/14/2018 09:03:15 AM
DEEDS 1/3

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Five Thousand Six Hundred Eighteen and 50/100 Dollars (\$245,618.50)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 121 BISHOP CIRCLE, PELHAM, AL 35124), 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 DOUGLAS J ALLEN and JANET W ALLEN (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2182, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE IV, AS RECORDED IN MAP BOOK 48, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 888 MADISON LANE, HELENA, AL 35080

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

\$196,945.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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. RESERVATIONS RECORDED IN INSTRUMENT N9905577
5. RESTRICTIONS OR COVENANTS APPEARING OF RECORD IN DEED BOOK 42 PAGE 395
6. RIGHT OF WAY TO HIWASSEE LAND RECORDED IN DEED BOOK 103 PAGE 805
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN
8. EASEMENTS AS SET OUT AND RESERVED BY JAMES W. GOODWIN AND VIRGINIA M. GOODWIN RECORDED IN DEED BOOK 137 PAGE 669
9. RESTRICTIONS AND EASEMENTS REGARDING ALABAMA POWER COMPANY RECORDED IN DEED BOOK 2005 PAGE 3848
10. DECLARATIONS OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR CARRINGTON LAKES AS AMENDED AND MODIFIED INCLUDING BUT NOT LIMITED TO SUPPLEMENTAL DECLARATIONS AS RECORDED IN DEED BOOK 2003 PAGE 214
11. TERMS CONDITIONS RESTRICTIONS AND REQUIREMENTS SET OUT IN DECLARATIONS OF CONSERVATION'S EASEMENT RECORDED IN DEED BOOK 2004 PAGE 4727

12. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 2005 PAGE 15283 AND AMENDED IN DEED BOOK 2005 PAGE 15331; SUPPLEMENTAL DECLARATION RECORDED IN DEED BOOK 2006 PAGE 5596; DEED BOOK 2007 PAGE 4157 AND DEED BOOK 2007 PAGE 6629.
13. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRINGTON LAKES AS AMENDED AND MODIFIED, INCLUDING BUT NOT LIMITED TO, SUPPLEMENTAL DECLARATION AS RECORDED IN DEED BOOK 2005, PAGE 15283 AND AMENDED IN DEED BOOK 2005, PAGE 15331; SUPPLEMENTAL DECLARATION RECORDED IN DEED BOOK 2006, PAGE 5596; DEED BOOK 2007, PAGE 4157 AND DEED BOOK 2007, PAGE 6629; 1ST AMENDMENT TO BY-LAWS RECORDED IN BOOK 2013, PAGE 1529; AMENDMENT TO SUPPLEMENTAL DECLARATION RECORDED IN BOOK 2012, PAGE 9530; AMENDED AND RESTATED 1ST AMENDMENT RECORDED IN BOOK 2013, PAGE 255555.
14. CLUSTER SEWER AGREEMENT AS RECORDED IN DEED BOOK 2005, PAGE 1901.
15. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 2007, PAGE 1737.

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 said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, 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, said Grantor has hereunto set its hand and seal this the 12th day of March, 2018.

NEWCASTLE CONSTRUCTION,
INC.

By: *Bethany David*
BETHANY DAVID,
Its: CONTROLLER

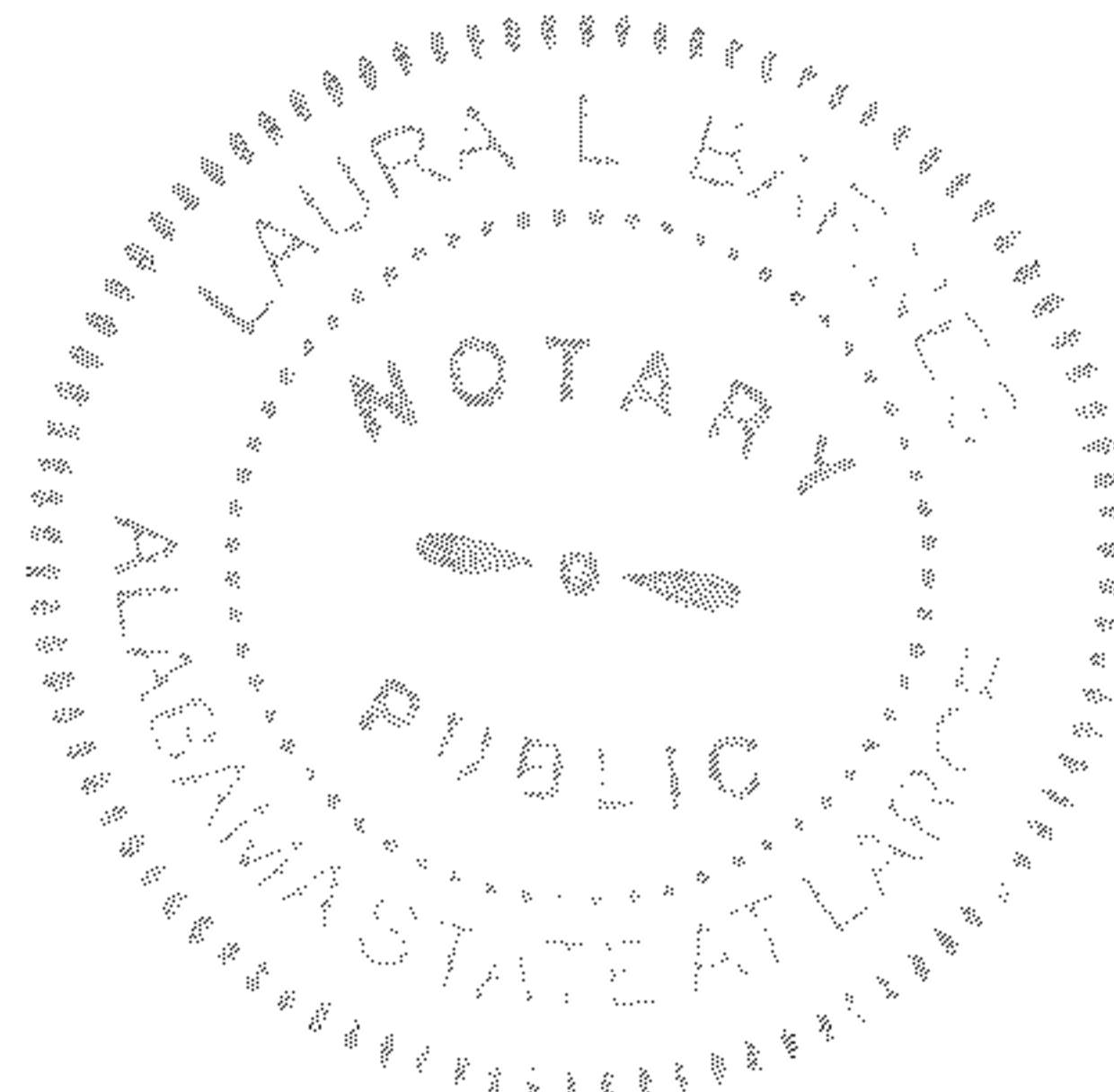
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, whose name as CONTROLLER of BETHANY DAVID., 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, BETHANY DAVID, CONTROLLER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said NEWCASTLE CONSTRUCTION, INC. on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2018.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/4/20



Real Estate Sales Validation Form

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

20180314000081860 03/14/2018 09:03:15 AM DEEDS 3/3

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	DOUGLAS J ALLEN and JANET W ALLEN
Mailing Address:	888 MADISON LANE HELENA, AL 35080	Mailing Address:	888 MADISON LANE HELENA, AL 35080
Property Address:	888 MADISON LANE HELENA, AL 35080	Date of Sales	March 12th, 2018
		Total Purchase Price:	(\$245,618.50)
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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).

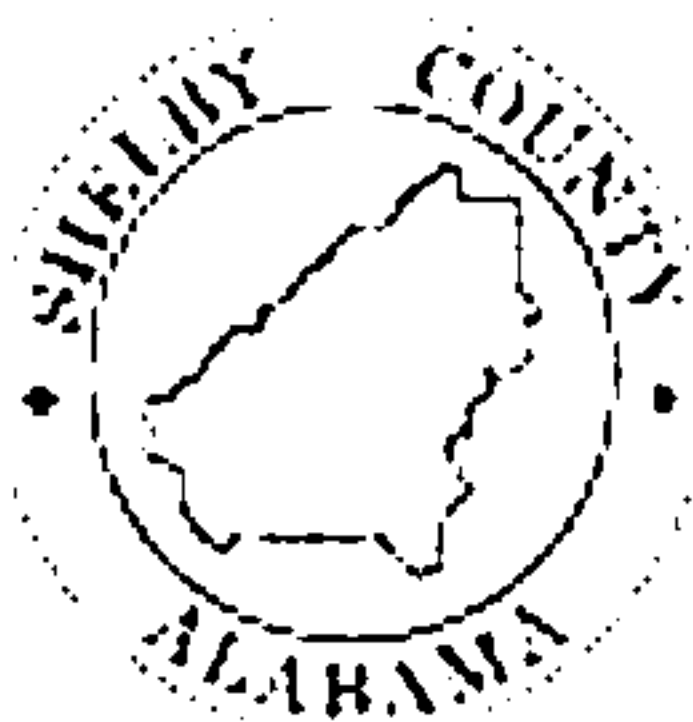
Date: March 12th, 2018

Print Laura L. Barnes

Sign

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

Unattested



(verified by)
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/14/2018 09:03:15 AM
\$70.00 CHERRY
20180314000081860