

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

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

Send Tax Notice To:
EBONE M ROBINSON and WILLIE
F. VANN, JR.
JOSEPH ROBINSON
821 MADISON LANE
HELENA, AL 35080

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)* 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 EBONE M ROBINSON and WILLIE F. VANN, JR and JOSEPH ROBINSON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2209, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 2, AS RECORDED IN MAP BOOK 45, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 821 MADISON LANE, 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. Right of way granted to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, Page 425; Lis Pendens Book 2, page 165 and Deed Book 156, page 203
5. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
6. Easement Alabama Power Company recorded in Inst. No. 2006082900042480 and Inst. No. 20091117000427870
7. Right of way to Bessemer Water recorded in Inst. No. 20080204000043240
8. Right of way to BellSouth recorded in Inst. No. 20051014000536920
9. Right of way granted to Alabama Power Company recorded in Inst. No. 20040629000354660
10. Restrictions appearing of record in Inst. No. 2014-39995

\$284,747.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20180430000143890 04/30/2018 08:30:32 AM DEEDS 3/3

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC	Grantee's Name:	EBONE M ROBINSON and WILLIE F. VANN, JR JOSEPH ROBINSON
Mailing Address:	821 MADISON LANE HELENA, AL 35080	Mailing Address:	821 MADISON LANE HELENA, AL 35080
Property Address:	821 MADISON LANE HELENA, AL 35080	Date of Sales	April 27th, 2018
		Total Purchase Price:	(\$290,000.00)
		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)

<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: April 27th, 2018

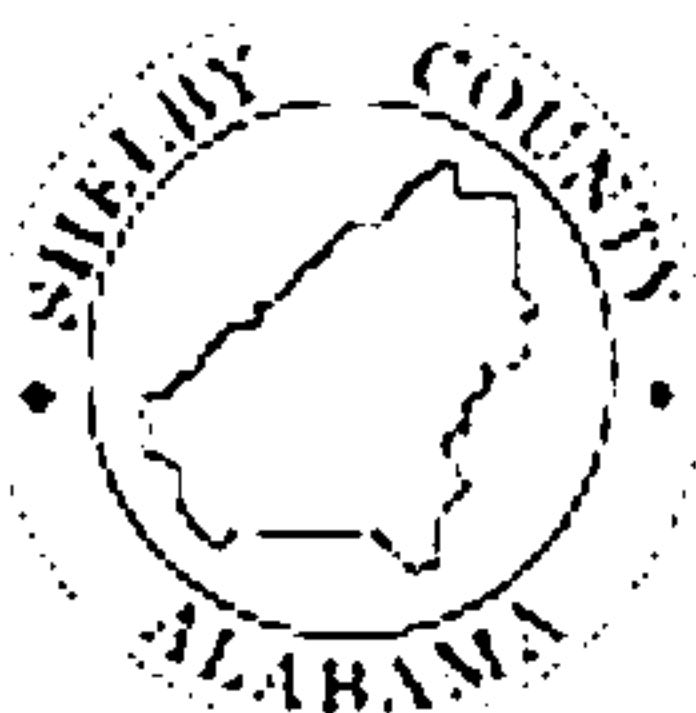
Print Laura L. Barnes

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
04/30/2018 08:30:32 AM
\$26.50 CHERRY
20180430000143890

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.