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10/16/2019 10:46:51 AM
DEEDS 1/2

QUITCLAIM DEED

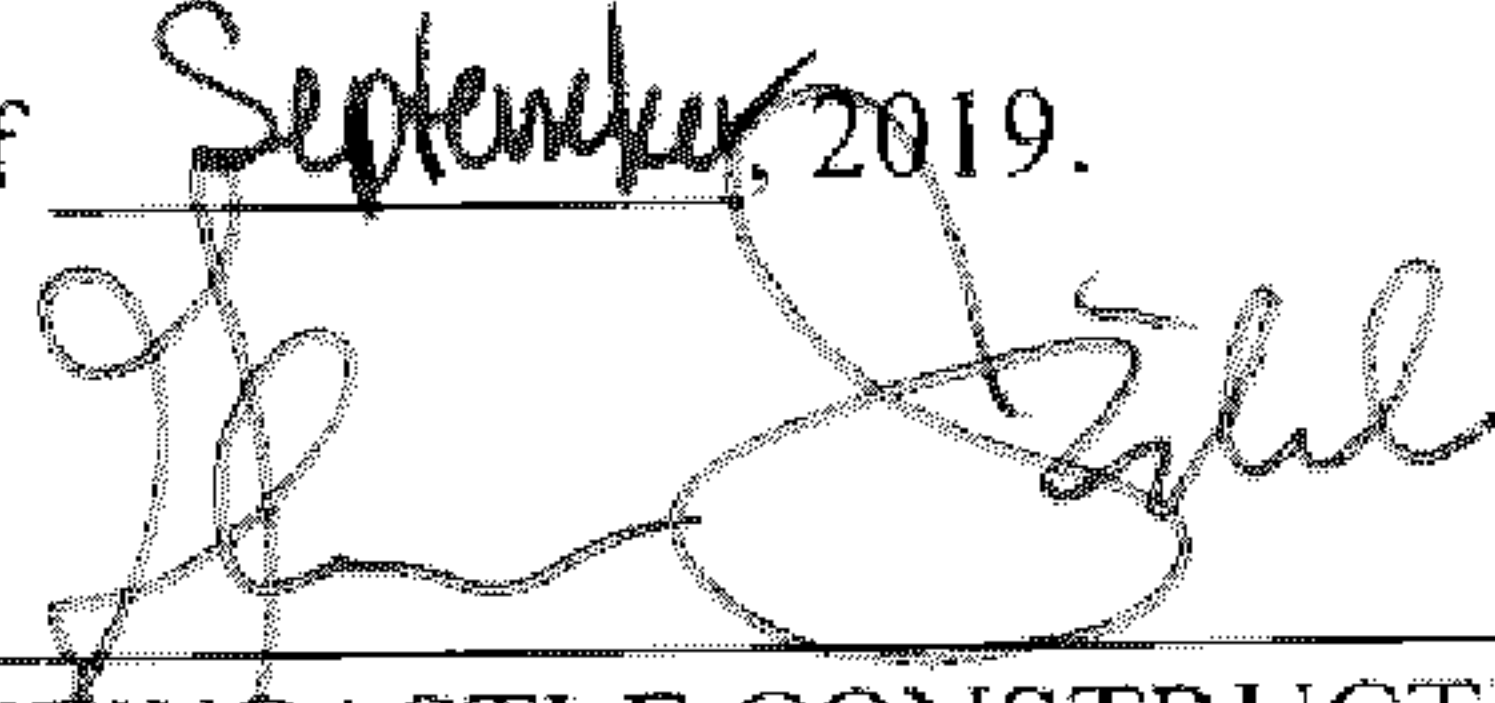
STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other valuable consideration in hand paid to the undersigned, **NEWCASTLE CONSTRUCTION, INC** (hereinafter called Grantor) the receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, quit claims, grants, sells, and conveys to **HELENA STATION HOMEOWNERS ASSOCIATION, INC** (hereinafter called Grantee) to the following described real estate, situated in SHELBY County, Alabama, to-wit:

A sign easement situated on part of Lot 37, according to the survey of Helena Station, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 47, Page 36 and being more particularly described as follows: Commence at the southeast corner of Lot 37, according to the survey of Helena Station, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 47, Page 36; thence run northerly along the East line of said Lot 37 a distance of 46.93' to a curve to the right with a radius of 1,671.02', with a delta angle of 2°33'52" and with a chord length of 74.79'; thence run northerly along the East line of said Lot 37 and along said curve an arc length of 74.79' to the Point of Beginning of the described sign easement; thence run along the northeasterly line of said Lot 37 and along a curve to the left with a radius of 25.00', with a delta angle of 84°08'03", with a chord length of 33.50', for an arc length of 36.71'; thence leaving the northeasterly line of said Lot 37, turn an interior angle to the right of 48°02'44" from the chord of said curve and run southerly a distance of 15.00'; thence turn an interior angle to the right of 131°52'12" and run southeasterly a distance of 13.42'; thence turn an interior angle to the right of 132°09'05" and run easterly a distance of 15.00' to the Point of Beginning.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals this 25 day of September, 2019.

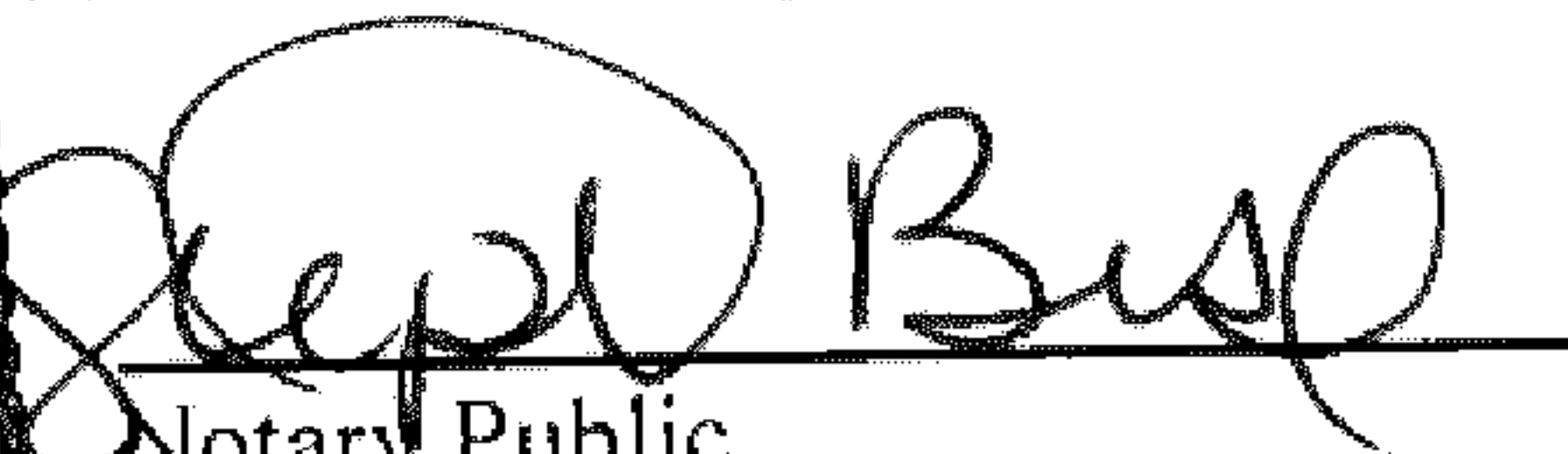

NEWCASTLE CONSTRUCTION, INC
BY: Glenn Siddle
ITS: President.

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE, whose name as PRESIDENT of NEWCASTLE CONSTRUCTION, INC., 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, GLENN SIDDLE, 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 25 day of September, 2019.




Notary Public
My Commission expires:

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 Const.Grantee's Name: Helena Station HoaMailing Address: 121 Bishop Cir
Pelham, AL 35124

Mailing Address:

Property Address: Sign easement

Date of Sale:

9/25/19

Total Purchase Price:

\$ 10.00.00

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: _____

Print: CHERRY L BARNES

Sign: _____

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

____ Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2019 10:46:51 AM
\$35.00 CHERRY
20191016000381100

Allen S. Byrd