

20191213000462380  
12/13/2019 02:13:59 PM  
DEEDS 1/3

NOTE: ALL OF THE PURCHASE PRICE RECEIVED WAS PAID FROM A FIRST PURCHASE MONEY  
MORTGAGE LOAN of \$329,600.00 CLOSED SIMULTANEOUSLY HEREWITH.  
\*Mortgage recorded 12/13/19 Instrument 20191213000462200

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 Parkway Drive  
Leeds, AL 35094  
(205) 699-5000

Send Tax Notice to:  
Newcastle Construction, Inc.  
  
121 Bishop Circle  
Pelham, AL 35124

### **CORPORATE WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of NINETY THOUSAND DOLLARS and 00/100 Dollars (\$90,000.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **NEWCASTLE DEVELOPMENT, LLC**, hereby remise, release, quit claim, grant, sell and convey to **NEWCASTLE CONSTRUCTION, INC.**, (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT A68, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR I, PHASE II, AS RECORDED IN MAP BOOK 50, PAGES 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

**THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR(S).**

**SUBJECT TO:**

- 1. EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY OF RECORD.**

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its heirs, 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 their 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.

Given under my hand and seal this 10<sup>th</sup> day of Dec, 2019.

NEWCASTLE DEVELOPMENT, LLC



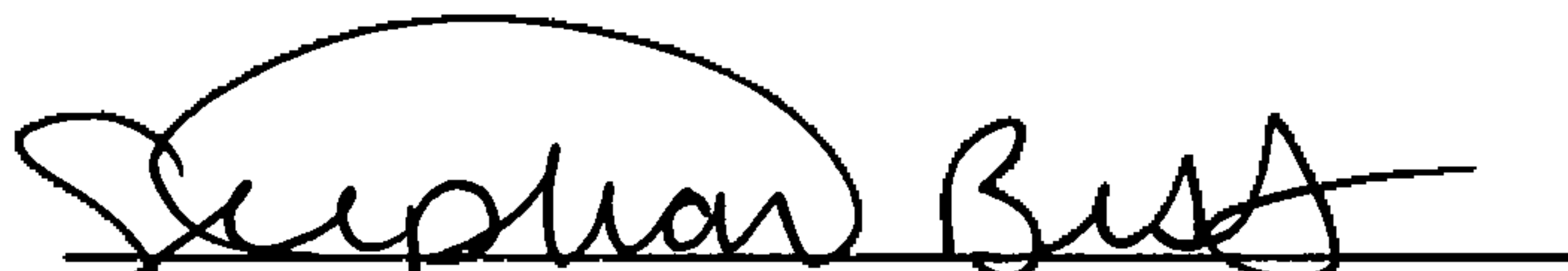
BY: GLENN SIDDLE

ITS: Member

STATE OF ALABAMA  
SHELBY COUNTY

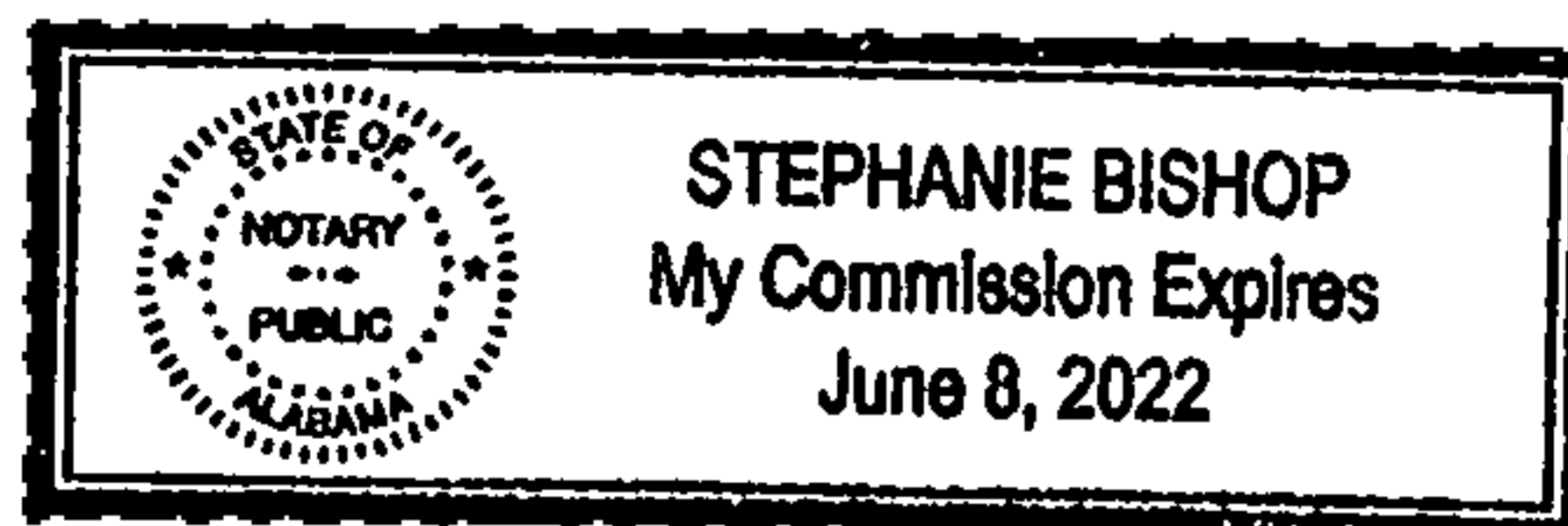
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE whose name as MEMBER of NEWCASTLE DEVELOPMENT, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, GLENN SIDDLE, in his/her capacity as such MEMBER and with full authority, executed the same voluntarily for and as the act of said MEMBER.

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

<b>Grantor's Name:</b>	<b>NEWCASTLE DEVELOPMENT, LLC</b>	<b>Grantee's Name:</b>	<b>NEWCASTLE CONSTRUCTION, INC.</b>
<b>Mailing Address:</b>	<b>121 BISHOP CIRCLE PELHAM, AL 35124</b>	<b>Mailing Address:</b>	<b>121 BISHOP CIRCLE PELHAM, AL 35124</b>
<b>Property Address:</b>	<b>245 Griffin Park Trace Birmingham, AL 35242 Lot A68</b>	<b>Date of Sales</b>	<b>December 10, 2019</b>
		<b>Total Purchase Price:</b>	<b>(90,000.00)</b>
		<b>Actual Value:</b>	<b>\$90,000.00</b>
		<b>OR</b>	
		<b>Assessor's Market Value:</b>	<b>\$ _____</b>

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 checked="" type="checkbox"/>	<b>Bill of Sale</b>	<input type="checkbox"/>	<b>Tax Appraisal</b>
<input type="checkbox"/>	<b>Sales Contract</b>	<input type="checkbox"/>	<b>Other Tax Assessment</b>
<input type="checkbox"/>	<b>Closing Statement</b>		

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

*Glen Sidds*

\_\_\_\_\_  
Unattested

Sign

*Glen Sidds*

\_\_\_\_\_  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/13/2019 02:13:59 PM  
\$29.00 CHERRY  
20191213000462380

*Alli S. Bezel*