

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
GROVER NEAL DUKE, III and
CHRISTINE ADRIANE DUKE
4014 CAMELLIA RIDGE COVE
PELHAM, AL 35124

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty-One Thousand Seven Hundred Seventy-Nine and 00/100 Dollars (\$341,779.00)* 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 GROVER NEAL DUKE, III and CHRISTINE ADRIANE DUKE (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 210, ACCORDING TO THE SURVEY OF CAMELLIA RIDGE SUBDIVISION, PHASE 2, AS RECORDED IN MAP BOOK 51, PAGE 95 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4014 CAMELLIA RIDGE COVE, PELHAM, AL 35124

*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 ALABAMA POWER COMPANY RECORDED IN VOL. 242, PAGE 426; VOL. 317, PAGE 486; VOL. 320, PAGE 339 AND INST. NO. 2019-28419.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN INST. NO. 1998-37987 AND VOL. 253, PAGE 535.
6. RIGHT OF WAY GRANTED TO THE CITY OF PELHAM RECORDED IN INST. NO. 1998-37987 AND REAL 178, PAGE 972.
7. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2018-7243.

\$307,601.00 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 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 29th day of July, 2020.

NEWCASTLE CONSTRUCTION, INC.

By: Bethany David
BETHANY DAVID
Its: CONTROLLER

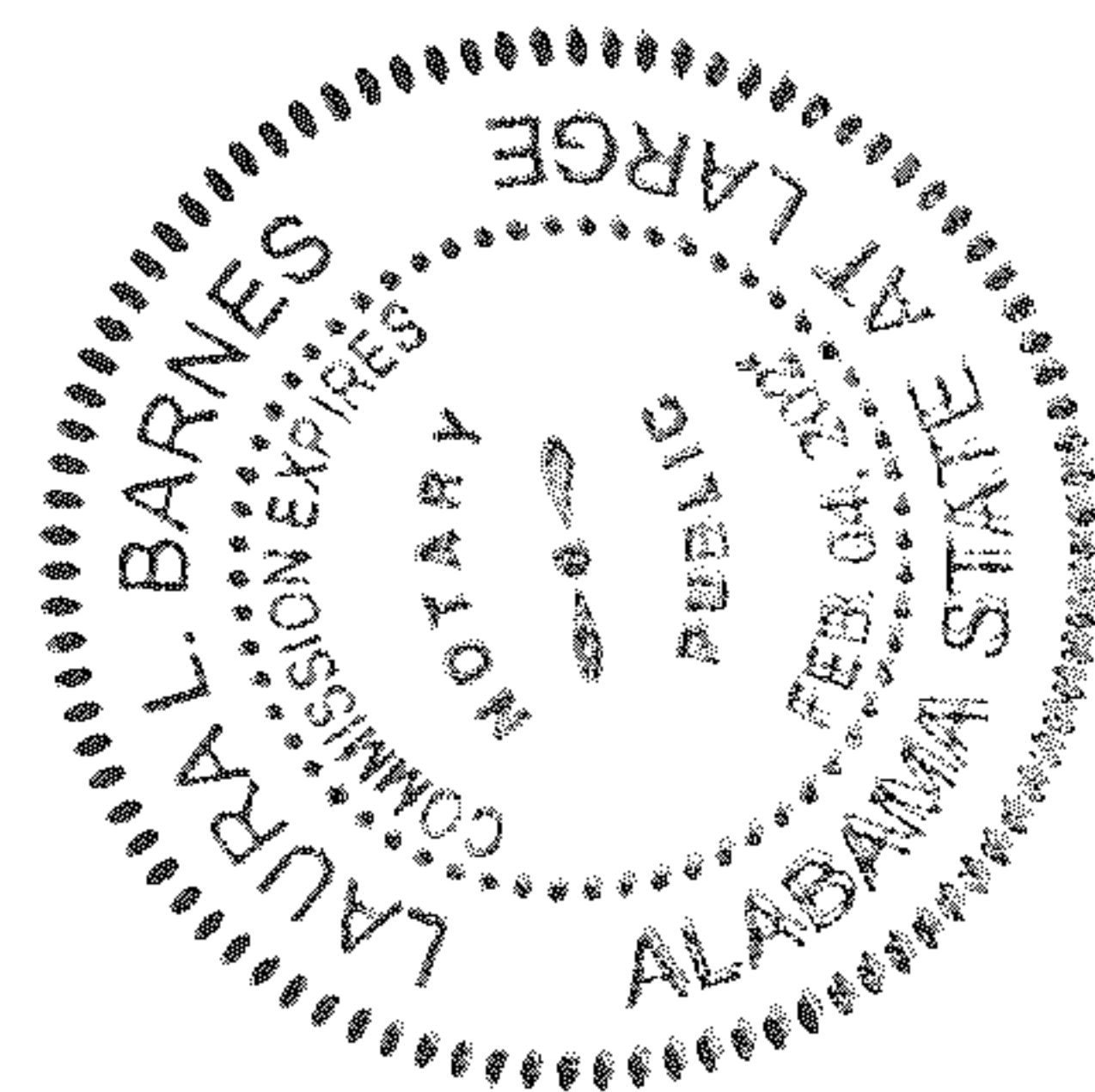
STATE OF ALABAMA
JEFFERSON COUNTY

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 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, BETHANY DAVID, 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 29th day of July, 2020.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/14/2024



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:	GROVER NEAL DUKE, III and CHRISTINE ADRIANE DUKE
Mailing Address:	4014 CAMELLIA RIDGE COVE PELHAM, AL 35124	Mailing Address:	4014 CAMELLIA RIDGE COVE PELHAM, AL 35124
Property Address:	4014 CAMELLIA RIDGE COVE PELHAM, AL 35124	Date of Sales	July 29th, 2020
		Total Purchase Price:	(\$341,779.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

☐	Bill of Sale	☐	Tax Appraisal
☐	Sales Contract	☐	Other Tax Assessment
☒	Closing Statement		

Barnes & Barnes Law Firm, P.C. File No: 20-8456