

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

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

Send Tax Notice To:
MATTHEW JAMES LEAMAN and
CHRISTINA DANIELLE ZIROLI

376 SHELBY FARMS LANE
ALABASTER, AL 35007

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-Three Thousand Six Hundred Forty-Four and 00/100 Dollars (\$253,644.00)* 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 MATTHEW JAMES LEAMAN and CHRISTINA DANIELLE ZIROLI (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 376 SHELBY FARMS LANE, ALABASTER, AL 35007

*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. University of Montevallo to have unrestricted access to existing retention pond for learning and teaching as per record map.
5. Right of way granted to AT&T recorded in real 166, Page 653.
6. Right of way granted to Plantation Pipe Line recoded in Volume 112, Page 311.
7. Right of way granted to Alabama Power Company recorded in Volume 112, page 457 and Volume 123, Page 436.
8. Grant of land easement with restrictive covenants granted to Alabama Power Company recorded in Inst. No. 20071108000516290.
9. Declaration of Protective covenants for Shelby Farms as recorded in Inst. No. 20080130000038130.
10. Easement to City of Alabaster recorded in Inst. No. 20080130000038120; Inst No. 20080130000038130; Inst. No. 2008013000038110 and Inst. No 2008013000038100

\$246,000.00 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 30th day of November, 2020.

NEWCASTLE CONSTRUCTION,
INC.

By: Bethany David

BETHANY DAVID,
CONTROLLER

Its: CONTROLLER

STATE OF ALABAMA
JEFFERSON COUNTY

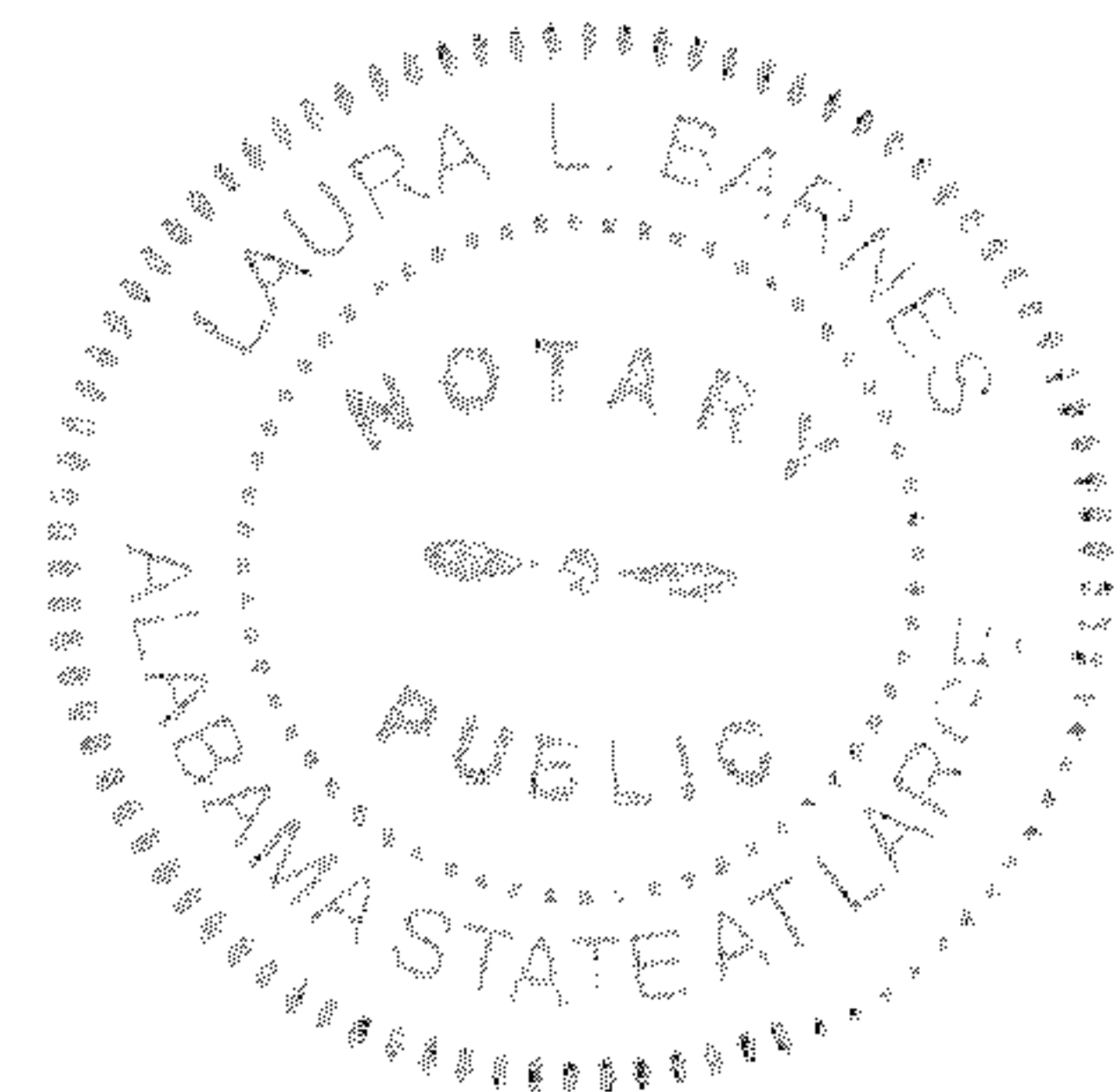
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, whose name as CONTROLLER of NEWCASTLE CONSTRUCTION, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, BETHANY DAVID, 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 30th day of November, 2020.

[Signature]
NOTARY PUBLIC

My Commission Expires:

2/4/24



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 CONSTRUCTION, INC.	Grantee's Name:	MATTHEW JAMES LEAMAN and CHRISTINA DANIELLE ZIROLI
Mailing Address:	376 SHELBY FARMS LANE ALABASTER, AL 35007	Mailing Address:	376 SHELBY FARMS LANE ALABASTER, AL 35007
Property Address:	376 SHELBY FARMS LANE ALABASTER, AL 35007	Date of Sales	November 30th, 2020
		Total Purchase Price:	(\$253,644.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u> x </u> 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).

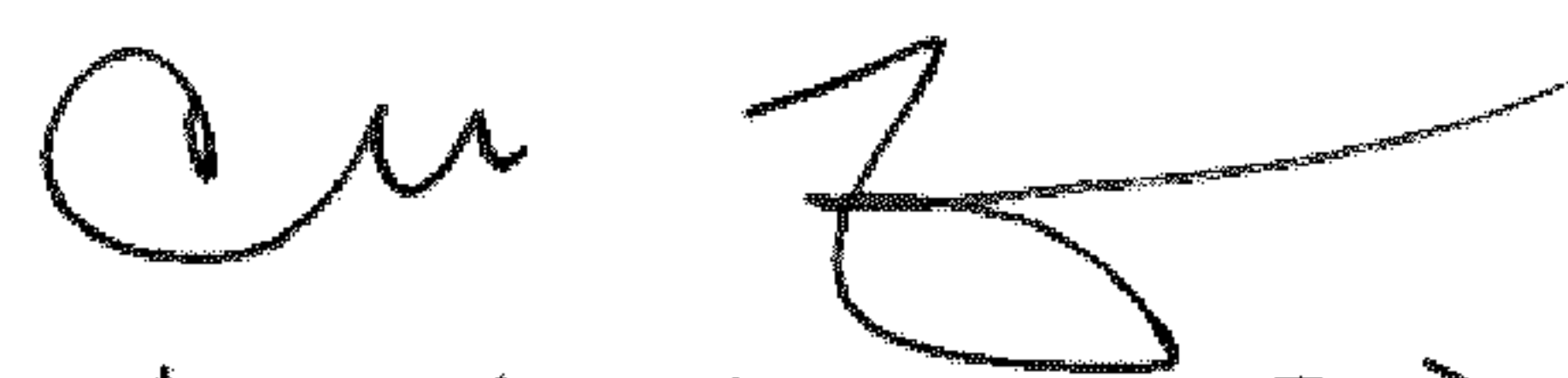
Date: November 30th, 2020Print Laura L. Barnes_____
Unattested

Sign _____

(verified by)

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

Matthew James Leaman



Christina Zirolì



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2020 11:52:22 AM
\$36.00 CHARITY
20201202000550070

Barnes & Barnes Law Firm, P.C. File No: 20-8796

Allen S. Byrd