

Send Tax Notice to:  
Brenda K. Wertenberger  
157 Barimore Blvd  
Helena, AL 35080

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-9595

STATE OF ALABAMA  
COUNTY OF SHELBY

## **SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED TWO THOUSAND SIX HUNDRED AND 00/100 (\$402,600.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Newcastle Construction, Inc., an Alabama Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **Brenda K. Wertenberger** (herein referred to as "Grantee," whether one or more), whose mailing address is 157 Barimore Blvd, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **157 Barimore Blvd, Helena, AL 35080,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$175,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

This Property is sold AS IS, and Grantor only warrants title from the time the Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27th day of June, 2023.

Newcastle Construction, Inc., an Alabama Corporation

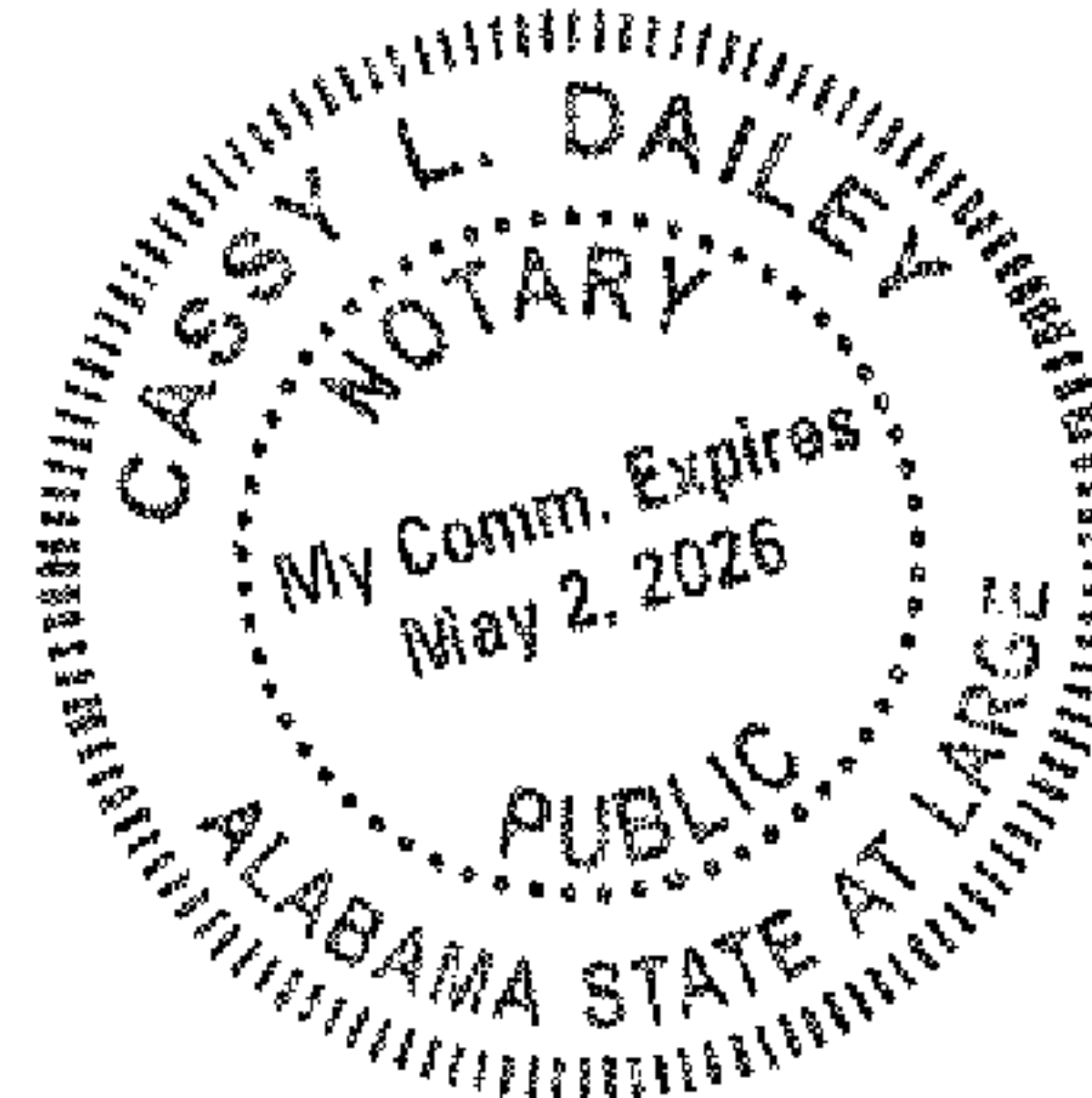
By: Bethany David  
Bethany David, Secretary

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bethany David**, whose name(s) as **Secretary(s)** of **Newcastle Construction, Inc.**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Construction, Inc.**, on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2023.

Cassy L. Dailey  
Notary Public  
Cassy L. Dailey  
Printed Name – Cassy L. Dailey  
My Commission Expires: 5-2-26



**EXHIBIT A**

Lot 112, according to the Final Plat of Barimore Phase 1, Sector 1, as recorded in Map Book 55, Page 93, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/07/2023 01:20:46 PM**  
**\$256.00 JOANN**  
**20230707000203060**

*Allen S. Bayal*