

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

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

Send Tax Notice To:
RONALD FOWLER and ROSANNE
FOWLER

1154 CAMELLIA RIDGE DRIVE
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 Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$389,900.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 1154 CAMELLIA RIDGE DRIVE, 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 RONALD FOWLER and ROSANNE FOWLER (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 310, ACCORDING TO THE SURVEY OF CAMELLIA RIDGE SUBDIVISION, PHASE 3, SECTOR 3, AS
RECORDED IN MAP BOOK 57, PAGE 98 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 1154 CAMELLIA RIDGE DRIVE, PELHAM, AL 35124

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

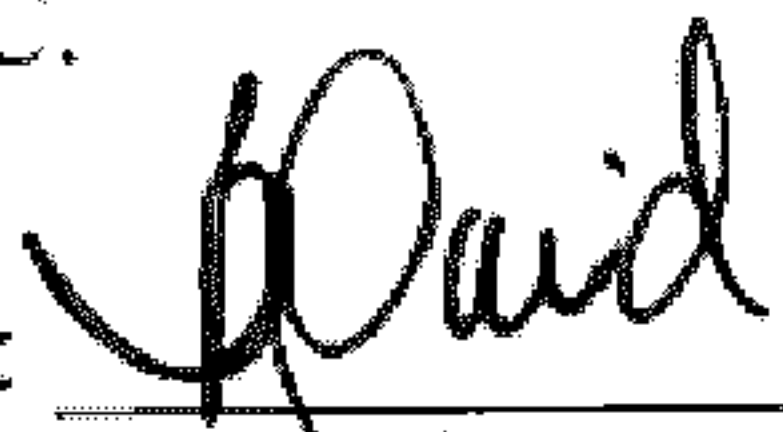
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426; Volume 317, Page 486; Volume 320, Page 339 and Inst. No. 20211213000589090.
5. Right of way granted to Shelby County recorded in Inst. No. 1998-41877 and Volume 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. Camellia Ridge Homeowners Association recorded in Inst. No. 20170214000054060 and Inst. No. 20200622000254290.
8. Restrictions appearing of record in Inst. No. 2018-7243; Inst No. 2019-46199 and Inst. No. 2020-5982.

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 28th day of December, 2023.

NEWCASTLE CONSTRUCTION,
INC.

By: 
BETHANY DAVID,
CONTROLLER
Its: CONTROLLER

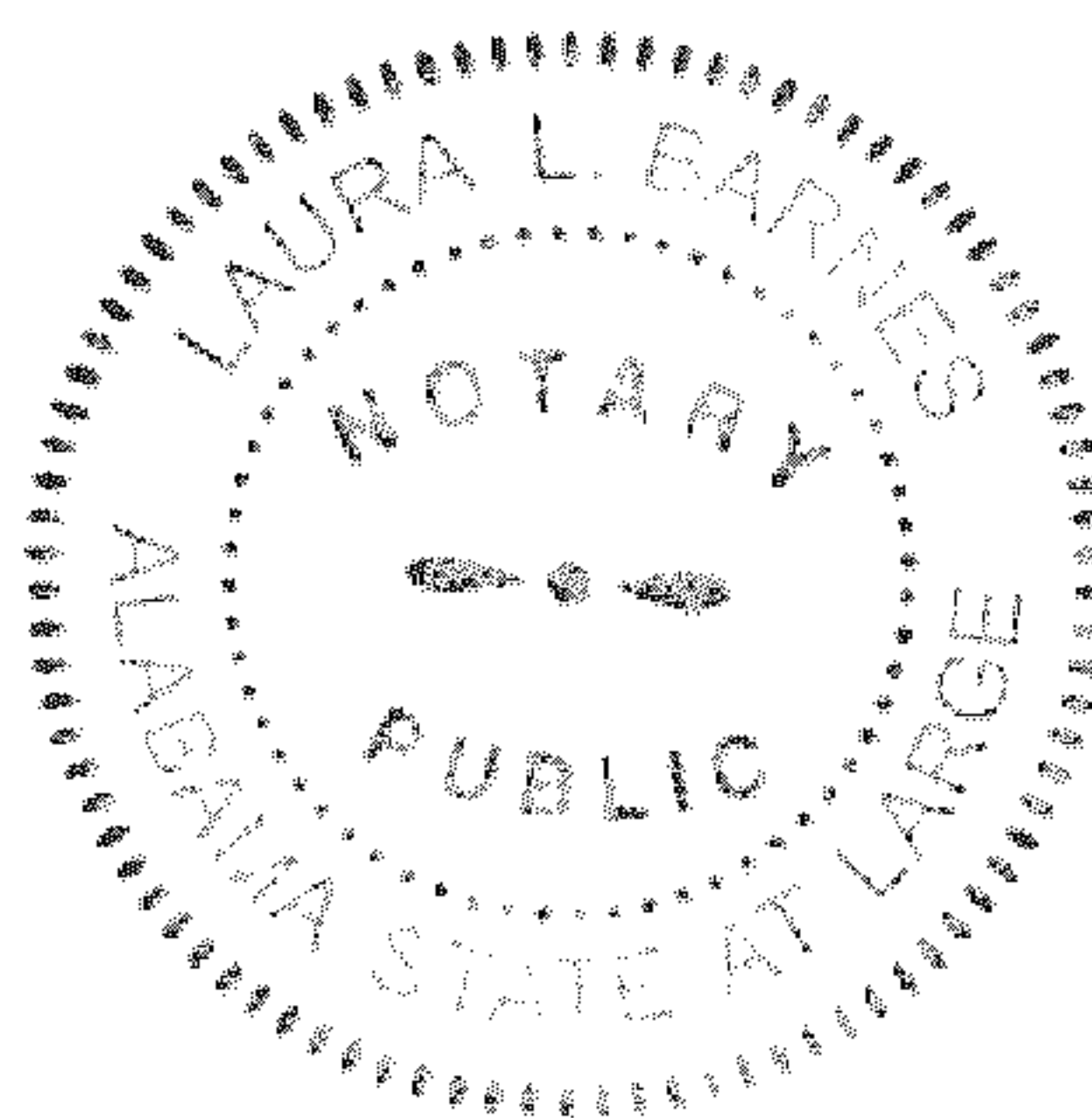
STATE OF ALABAMA
JEFFERSON COUNTY

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 28th day of December, 2023.


NOTARY PUBLIC

My Commission Expires: 2/4/2024
NOTARY PUBLIC



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: | RONALD FOWLER and ROSANNE FOWLER |
| Mailing Address: | 1154 CAMELLIA RIDGE DRIVE PELHAM, AL 35124 | Mailing Address: | 1154 CAMELLIA RIDGE DRIVE PELHAM, AL 35124 |
| Property Address: | 1154 CAMELLIA RIDGE DRIVE PELHAM, AL 35124 | Date of Sales | December 28th, 2023 |
| | | Total Purchase Price: | (\$389,900.00) |
| | | 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).

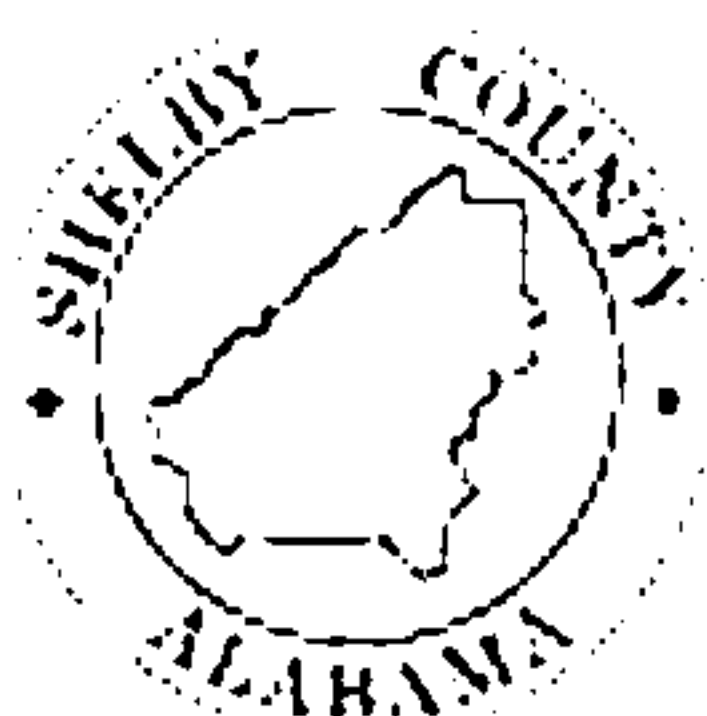
Date: December 28th, 2023Print Laura L. Barnes

Sign

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

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2023 08:10:53 AM
\$47.50 PAYGE
20231229000372120

Alicia S. Bayl