

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
8028 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send tax notice to:

KIMBERLY COOPER
183 Apricot Dr #26
Calera, Al 35040

CORPORATION FORM WARRANTY DEED

State Of Alabama

Shelby County



20100204000034810 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
02/04/2010 10:17:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Four Thousand Nine Hundred and 00/100 Dollars (\$94,900.00) to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto KIMBERLY COOPER (herein referred to as GRANTEE) real estate situated in Shelby County, Alabama, to-wit:

LOT 26, ACCORDING TO THE AMENDED MAP OF CALERA COMMONS TOWNHOMES, AS RECORDED IN MAP BOOK 38, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$88,093.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Taxes for the year 2010 and 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. Restrictions as shown in Map Book 38, Page 62, Map Book 38, Page 47 and Map Book 31 Page 148.
5. Map Book 38, Page 62, Map Book 38 page 47 and Map Book 31, Page 148.
6. Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens of Calera Commons Townhomes as recorded in Instrument 20070914000433650.
7. Grant of Easement and Reservation of Easement recorded in INstrument 20031106000738920.
8. Transmission line permite to Alabama Power Company, recorded in Deed Book 205, page 25; deed Book 214, page 336; deed Book 103, page 169; Deed Book 1374; page 534; Deed Book 182, page 49; Deed Book 119 page 255; Deed Book 134, page 20 and Deed Book 198, page 487.
9. Right of way to the State of Alabama, recorded in Deed Book 193, page 362
10. Utility Easement to City of Calera recorded in Instrument 1997-13086, and Modification of Easement as recorded in 20040625000349810.

Shelby County, AL 02/04/2010

State of Alabama

Deed Tax : \$7.00

CORPORATION FORM WARRANTY DEED

NEWCASTLE CONSTRUCTION, INC. to KIMBERLY COOPER

January 20th, 2010

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11. Restrictions, conditions, limitations with right of first refusal recorded in Instrument 2005030100096190, Instrument 20060613000280190 and Instrument 2070726000348220.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its PRESIDENT, GLENN SIDDLE who is authorized to execute this conveyance, hereto set its signature and seal this the 20th day of January, 2010.

NEWCASTLE CONSTRUCTION, INC.


BY: GLENN SIDDLE, PRESIDENT

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE, PRESIDENT of NEWCASTLE CONSTRUCTION, INC.. a 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 said corporation.

Given under my hand and official seal this 20th day of January, 2010.


NOTARY PUBLIC

My Commission Expires:  1/4/10