


12-8303

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, AL 35094

Send Tax Notice To:
BRIAN W. CRUMPTON

398 APPLEFORD ROAD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED,


20120703000234910 1/2 \$255.00
Shelby Cnty Judge of Probate, AL
07/03/2012 02:56:55 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED & 00/100-----(\$239,900.00) DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRIAN W. CRUMPTON (herein referred to as GRANTEES), the following described real estate, situated in ST. CLAIR COUNTY, Alabama, to-wit:

LOT 331, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2012 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 appearing of record in Inst. No 2006-62806; Inst. No 2006-56760; Inst. No. 2007-1635; Inst. No. 2006-56759; Inst. No. 2006-31649; Inst. No. 2006-58307 and Inst. No. 2007-16350.
5. Easement as set forth in Inst No. 2006-42215
6. Right of way granted to Alabama Power Company recorded in Inst. No. 2006-61280

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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant

with said Grantee, his, her or their 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 or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 28th day of June, 2012.

NEWCASTLE CONSTRUCTION, INC.


BY: GLENN SIDDLE, PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

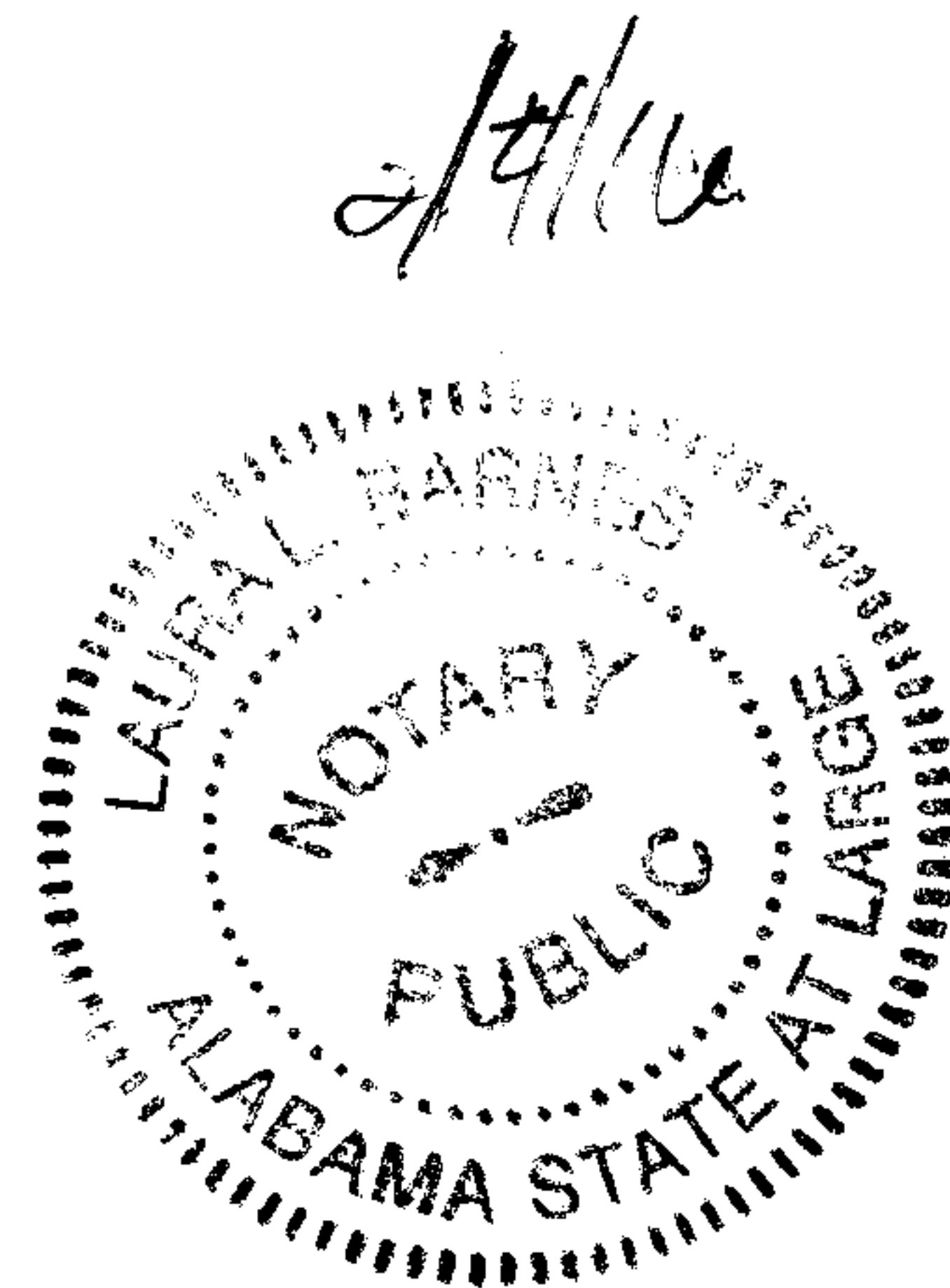
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE as PRESIDENT of NEWCASTLE CONSTRUCTION, INC. whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, 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 28th day of June, 2012.



Notary Public

My Commission Expires:




20120703000234910 2/2 \$255.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/03/2012
State of Alabama
Deed Tax: \$240.00