

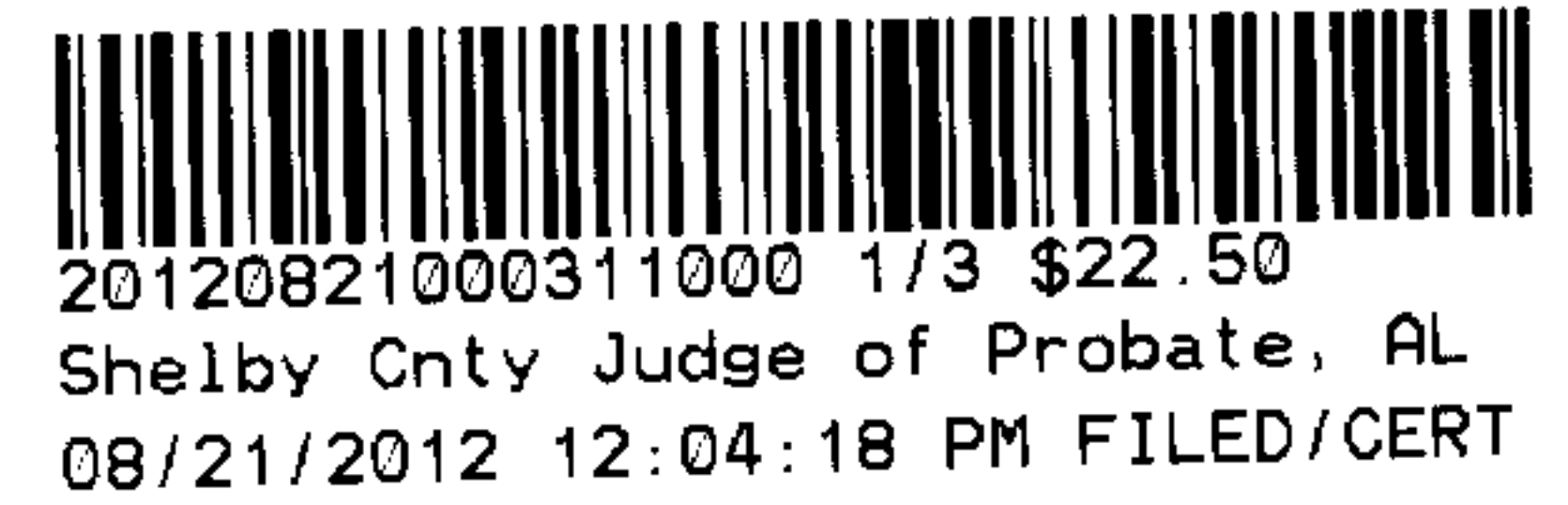
THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send tax notice to:

WEBSTER A. MCCLURE
277 APPLEFORD ROAD
HELENA, ALABAMA 35080

WARRANTY DEED

State Of Alabama
Shelby County



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$222,500.00) to the undersigned Grantor, NEWCASTLE CONSTRUCTION, 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 WEBSTER A. MCCLURE the following described real estate real estate situated in Shelby County, Alabama, to-wit:

LOT 41A, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE I, AS RECORDED IN MAP BOOK 39, PAGES 140 A, B, C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$218,469.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. 2006-56760 INS. NO. 2007-1635 INST. NO 2006-56759 INST. NO. 2006-31649 AND INST. 2006-58307.
4. EASEMENT AS SET FORTH IN INST. NO 2006-42215

TO HAVE AND TO HOLD to the said GRANTEES 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.

CORPORATION FORM WARRANTY DEED
to WEBSTER A. MCCLURE
August 6th, 2012

20120821000311000 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
08/21/2012 12:04:18 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor by its , who is authorized to execute this conveyance, hereto set its signature and seal this the 6th day of August, 2012.

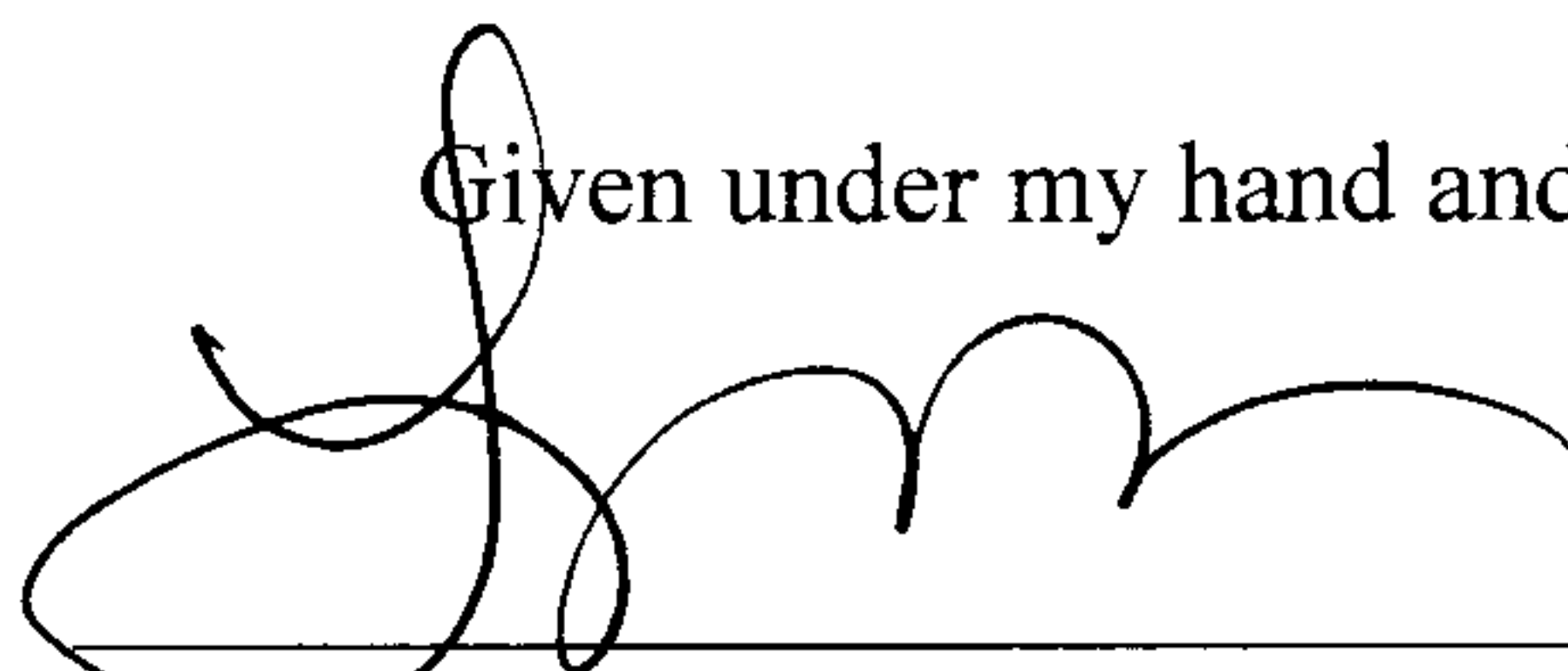
NEWCASTLE CONSTRUCTION, INC.


BY: GLENN SIDDLE

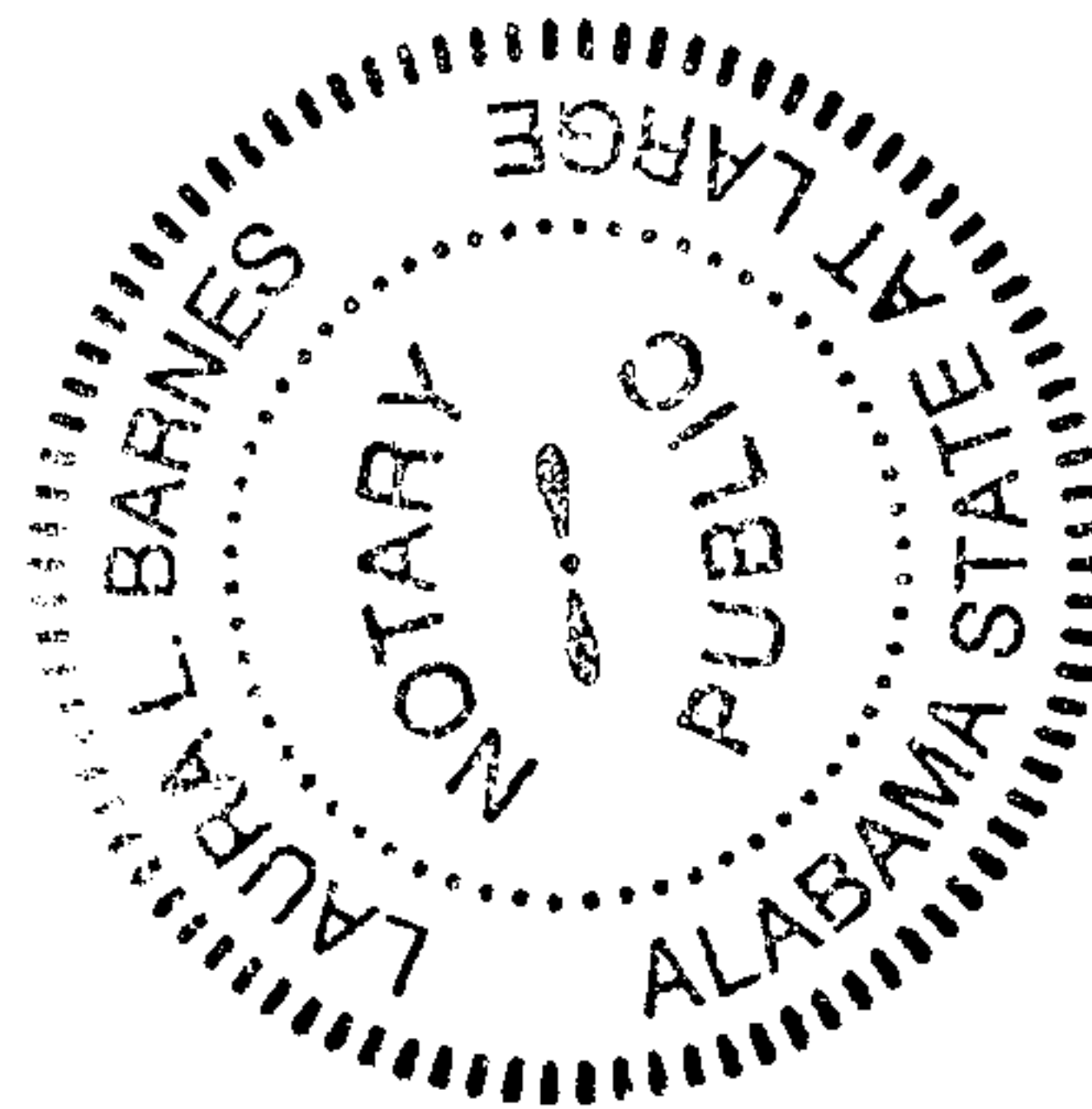
STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE OF NEWCASTLE CONSTRUCTION, INC. AS PRESIDENT OF 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 Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 6th day of August, 2012.


NOTARY PUBLIC

My Commission Expires: 2/1/12



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 Const
Mailing Address 3118 Parkwood Rd
Bessemer AL 35202

Grantee's Name Webster A McClure
Mailing Address 277 Appleford Rd
Helena AL 35080

Property Address 277 Appleford Rd
Helena AL 35080

Date of Sale 8/6/12
Total Purchase Price \$ 222,500-



20120821000311000 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
08/21/2012 12:04:18 PM FILED/CERT

or
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 8/6/12

Print Webster A McClure

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one