

12-8370

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

20120830000328090 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
08/30/2012 01:54:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirty thousand and No/100 (\$30,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, HILLSBORO, LLC hereby remises, releases, quit claims, grants, sells, and conveys to NEWCASTLE CONSTRUCTION, INC. (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 316, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOO 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TITLE NOT EXAMINED BY PREPARER

Shelby County, AL 08/30/2012
State of Alabama
Deed Tax: \$30.00

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals this 25th day of July 2012

HILLSBORO, LLC

Glenn C. Siddle
GLENN C. SIDDLE, MEMBER

STATE OF Ala
St Clair COUNTY

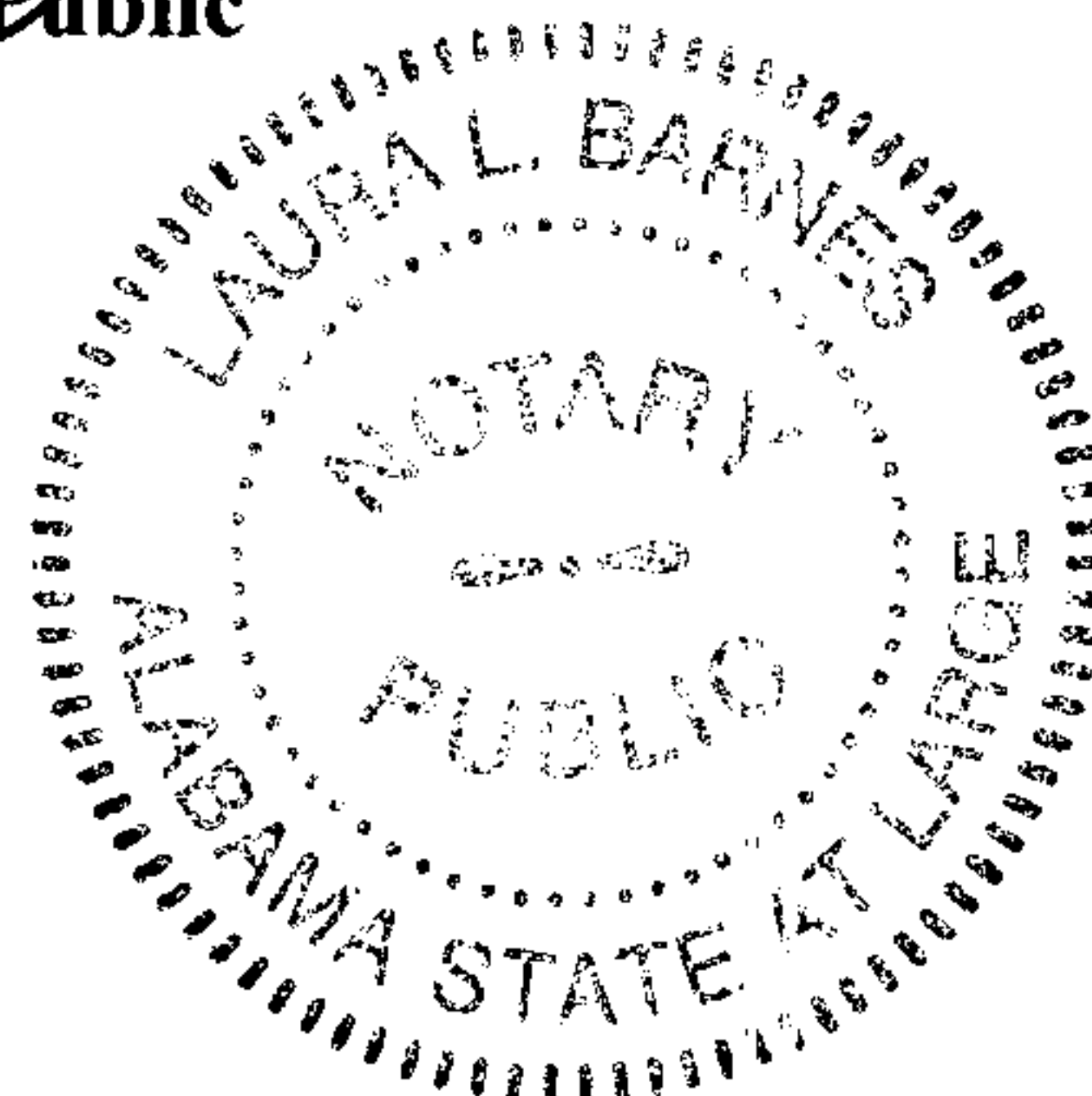
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN C. SIDDLE, MEMBER of HILLSBORO, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority as such president for said corporation on the day the same bears date.

Given under my hand and official seal this 25th, July 2012

[Signature]
Notary Public

My Commission Expires: 4/1/16

PREPARED BY : BARNES & BARNES LAW FIRM P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name One Hillsboro LLC
Mailing Address 3978 Parlowood Rd
Bessemer AL 35022

Grantee's Name New Castle Const
Mailing Address 3978 Parlowood Rd
Bessemer AL 35022

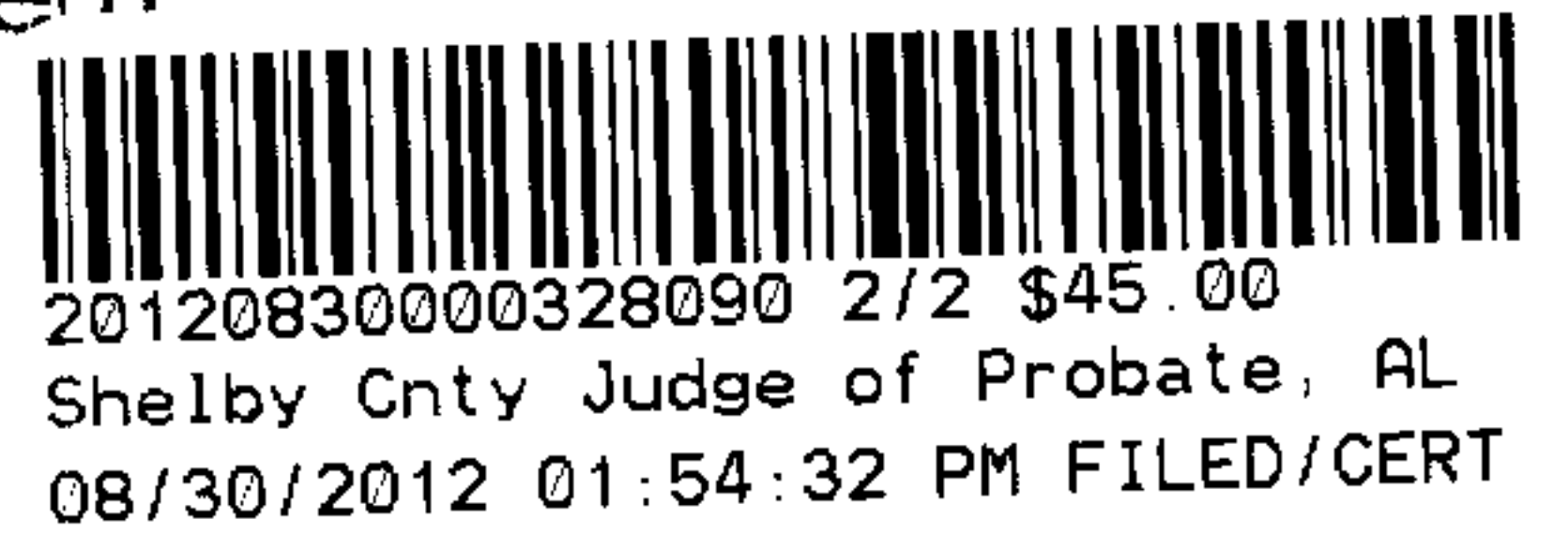
Property Address 142 White Cottage Rd
Helena AL 35080

Date of Sale 8/15/12
Total Purchase Price \$ ~~125,000~~ \$25,000
lot above
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 8/15/12

Print Laura Barnes

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one