



20121226000492050 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/26/2012 12:27:14 PM FILED/CERT

12-8570

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

Send Tax Notice To:  
RUTHA HARRIS  
549 CASTLEBURY LN  
CALERA, AL 35040

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINTY-FOUR THOUSAND AND NO/100 (\$94,000.00) DOLLARS 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 **RUTHA HARRIS** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 56, 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.

\$51,300.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Taxes for the year 2013 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 3, Page 47 and Map Book 31, page 148.
5. Map Book 3, page 62, Map book 3, page 47 and map book 31, page 148 shows the following reservation: Sink Hole Prone Areas – The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, The Shelby County Engineer, The Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make not representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. “Area underlain by limestone and thus may be subject to lime sink activity.”
6. Declaration of Protective Covenants, Restrictions, Easements, right 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 permit to Alabama Power Company, recorded in Deed Book 206, page 25; Deed Book 214, page 336; deed Book 103, Page 169; Deed Book 134, page 534; Deed book 182, page 49; Deed Book 11, page 255; Deed Book 134, page 20 and Deed Book 1, 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
11. Restrictions, conditions, limitations and right of first refusal recorded in Instrument 2005030100096190, Instrument 2006013000280190 and Instrument 20070726000348220

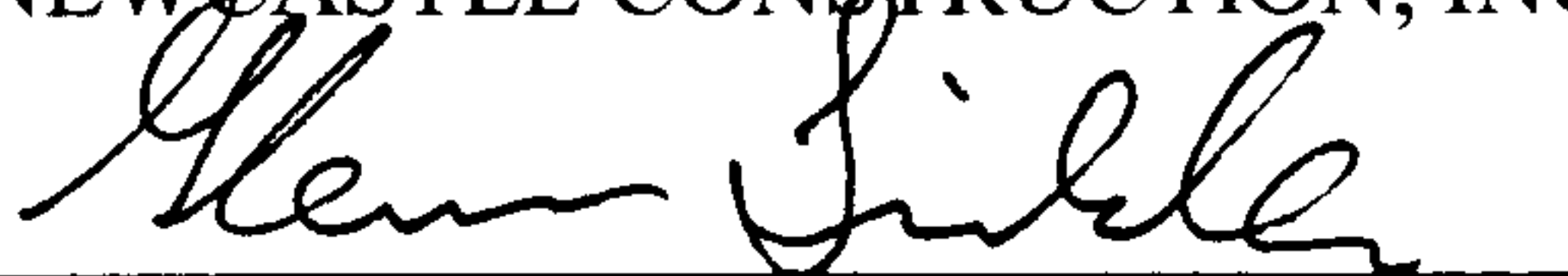
TO HAVE AND TO HOLD to the said GRANTEE, his, her, or their heirs and assigns forever.

Said Deed was prepared without the benefit of title insurance or title examination, legal description was provided by the grantor.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors 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 18<sup>th</sup> day of December, 2012.

NEWCASTLE CONSTRUCTION, INC.



BY: GLENN SIDDLE, PRESIDENT

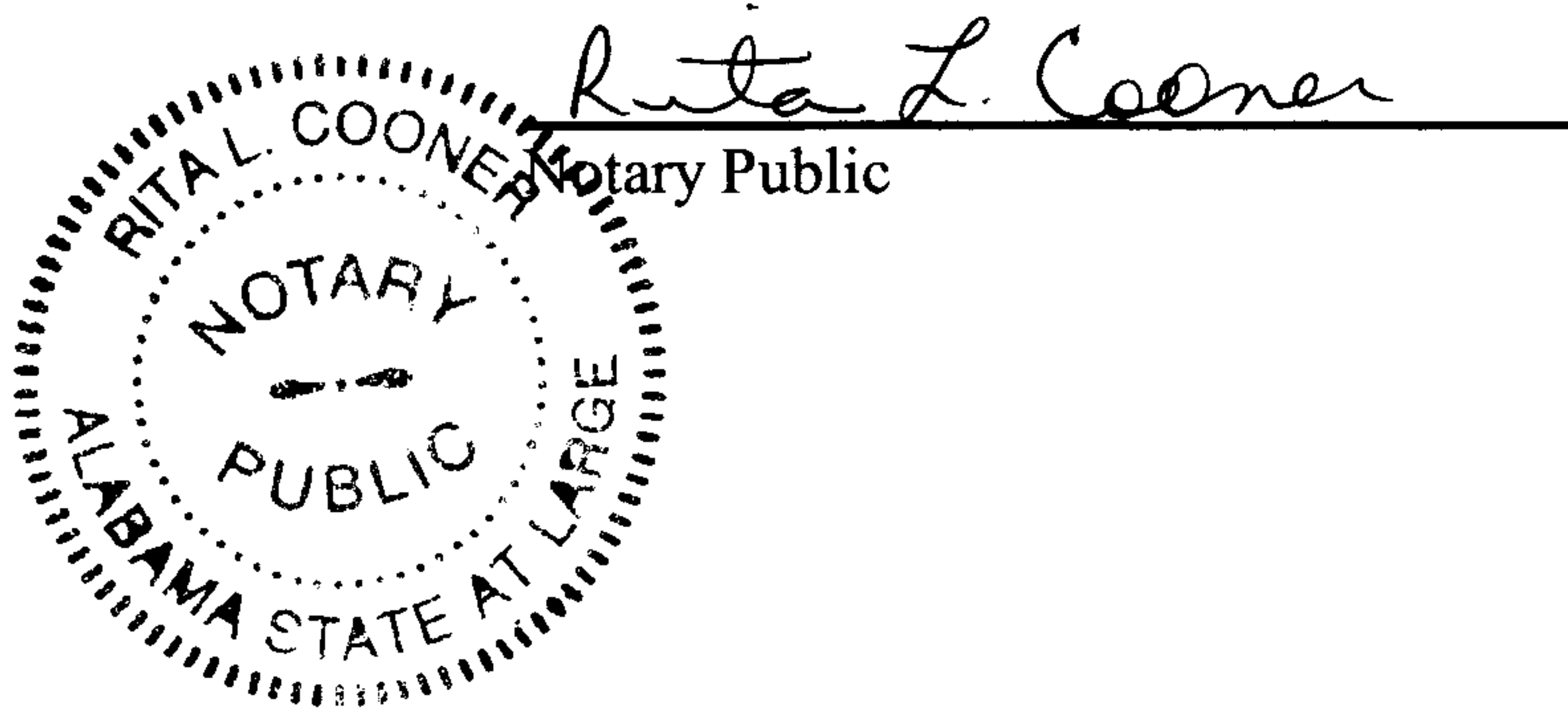
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE as PRESIDENT of a 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, 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 18<sup>th</sup> day of December, 2012.

My Commission Expires:

7/27/14



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# 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	RUTHA HARRIS
Mailing Address	3978 PARKWOOD ROAD SE BESSEMER, AL 35022	Mailing Address	549 CASTLEBURY LANE CALERA, AL 35040
Property Address	549 CASTLBURY LANE CALERA, AL 35040	Date of Sale	December 18th, 2012
		Total Purchase Price	\$94,000.00S
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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:	12/18/12	Print	Rutha Harris
Unattested	(verified by	Sign	[Signature]
			(Grantor/Grantee/Owner/Agent) circle one