

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)	STATUTORY WARRANTY DEED
)	
SHELBY COUNTY)	

That in consideration of TWO HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED EIGHTY AND NO/100 DOLLARS (\$261,680.00) and other good and valuable consideration, to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned NEWCASTLE CONSTRUCTION, INC., (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto GARY JOHNSON AND NICOLE JOHNSON, Husband and Wife, (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 219A, according to the Survey of 2nd Amended Hillsboro Subdivision Phase II, as recorded in Map Book 39, Page 141, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. Grantor has neither permitted nor suffered any lien or encumbrance to the property described herein since the date of acquisition thereof by the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto Gary Johnson and Nicole Johnson, with joint right of survivorship, their heirs, successors and assigns forever it being the intention of the parties to

this conveyance that on the event of Grantees' death, the entire interest in fee simple shall past to the successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, NEWCASTLE CONSTRUCTION, INC., an Alabama corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 17th day of May, 2013.

NEWCASTLE CONSTRUCTION, INC.

By: [Signature]
Its: VICE-PRESIDENT

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Steve Morgan, whose name as Vice-President of Newcastle Construction, Inc. is signed to the foregoing statutory warranty deed, 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 on the day the same bears date.

Given under my hand and official seal, this 17th day May, 2013.

[Signature]
Notary Public

Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016

My commission expires: _____

Grantor's Name
Newcastle Construction, Inc.
Grantor's Mailing Address
3978 Parkwood Road SE
Bessemer, AL 35022

Physical Address
536 Rosebury Road
Helena, AL 35080

Grantee's Name
Gary & Nicole Johnson
Grantee's Mailing Address
536 Rosebury Road
Helena, AL 35080

Purchase Price: \$261,680.00
*The Purchase Price claimed can be
verified by the sales contract.*

