


139713

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

Send tax notice to:
BRIAN ETHRIDGE AND
JENNIFER ETHRIDGE
115 ROWNTREE ROAD
HELENA, ALABAMA 35080

WARRANTY DEED WITH RIGHT OF SURVIVORS

State Of Alabama
Shelby County


20131114000447980 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
11/14/2013 11:45:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED NINTEY SEVEN THOUSAND SIX HUNDRED EIGHTY TWO DOLLARS and 00/100 Dollars (\$297,682.00) 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 BRIAN ETHRIDGE AND JENNIFER ETHRIDGE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 76A, 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

BRIAN ETHRIDGE AND ROBERT BRIAN ETHRIDGE ARE ONE IN THE SAME PERSON

\$287,217.00
will
~~\$288,649.00~~ 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 Grantee, 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 for such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 11/14/2013
State of Alabama
Deed Tax: \$8.50


CORPORATION FORM WARRANTY DEED

20131114000447980 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
11/14/2013 11:45:54 AM FILED/CERT

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.

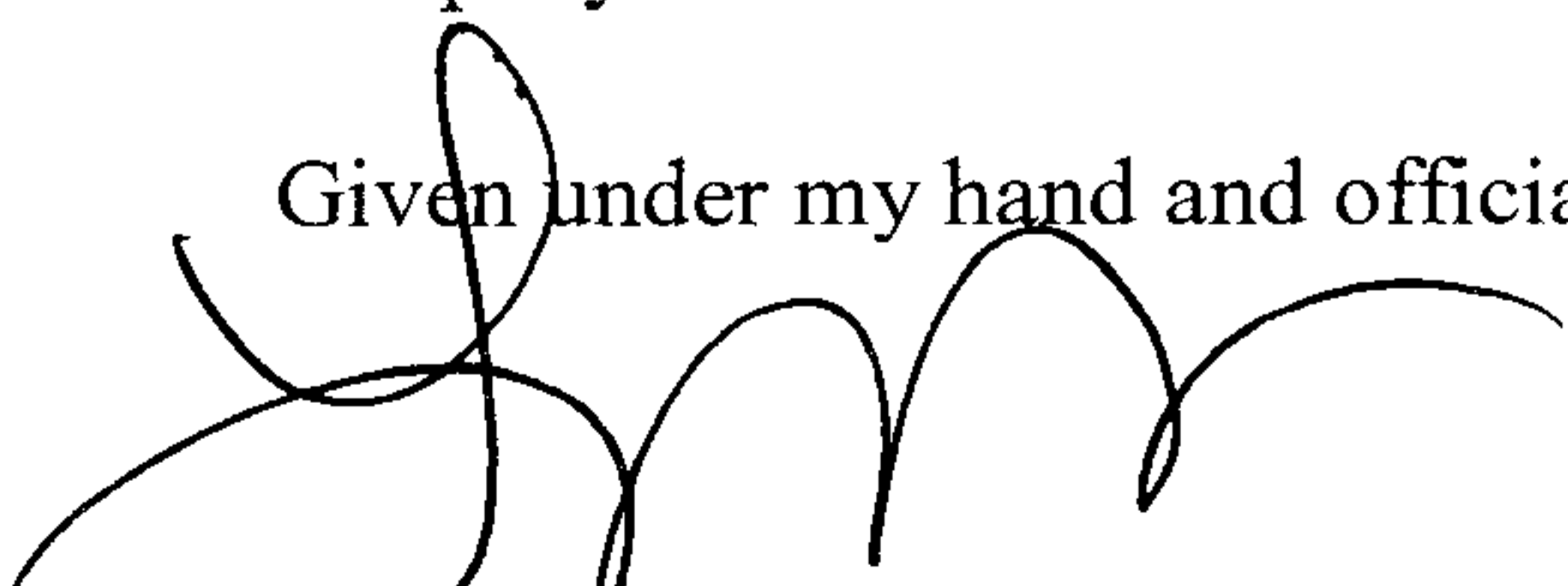
IN WITNESS WHEREOF, the said Grantor by its Vice President, Steve Morgan, who is authorized to execute this conveyance, hereto set its signature and seal this the 29th day of October, 2013.

NEWCASTLE CONSTRUCTION, INC.

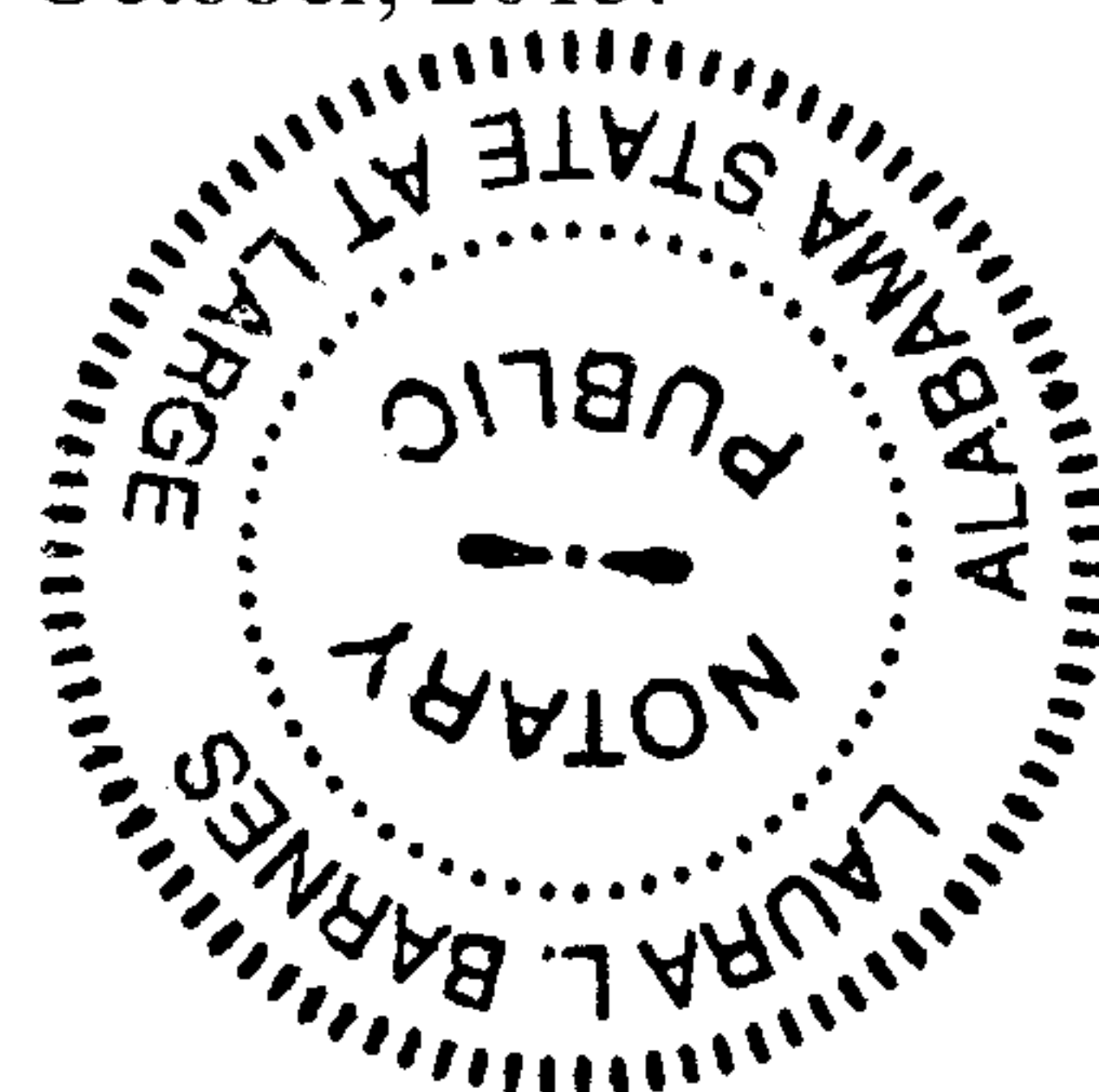

BY: STEVE MORGAN

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEVE MORGAN OF NEWCASTLE CONSTRUCTION, INC. AS VICE 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 29th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 2/1/16



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.
Mailing Address: 3978 Parkwood Rod
Bessemer, Al 35022

Grantee's Name: BRIAN ETHRIDGE and JENNIFER ETHRIDGE
Mailing Address: 115 Rowntree Road ~~Path~~ Path
Helena, AL 35080

Property Address: 115 Rowntree Road
Helena, AL 35080

Date of Sale: October 24, 2013
Total Purchase Price: (\$297,058.00)

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 ☐ Appraisal
☐ Appraisal ☐ Other Tax Assessment
☐ Sales Contract
☒ 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: _____
_____ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

Grantor/Grantee/Owner/Agent (circle one)



20131114000447980 3/3 \$28.50
Shelby Cnty Judge of Probate, AL
11/14/2013 11:45:54 AM FILED/CERT