

14-11129

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

Send Tax Notice To:
CLAIRE C. OWENS

249 APPLEFORD ROAD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20140325000083290 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
03/25/2014 01:24:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED SIXTY-FOUR THOUSAND SIX HUNDRED TWENTY-FIVE & 00/100----- (\$264,625.00) DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto CLAIRE C. OWENS (herein referred to as GRANTEES), together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

LOT 34-A, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE I, AS RECORDED IN MAP BOOK 39, PAGE 140 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$211,700.00 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 appearing of record in Inst. No 2006-62806; Inst. No 2006-56760; Inst. No. 2007-1635; Inst. No. 2006-56759; Inst. No. 2006-31649; Inst. No. 2006-58307 and Inst. No. 2007-16350.
5. Easement as set forth in Inst No. 2006-42215
6. Right of way granted to Alabama Power Company recorded in Inst. No. 2006-61280

TO HAVE AND TO HOLD to the said GRANTEES 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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs,

executors and assigns forever, against the lawful claims of all persons.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (e) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by AMANDA WATSON its COMPTROLLER/SECRETARY who is authorized to execute this conveyance, hereto set its signature and seal this the 21st day of March 2014.

NEWCASTLE CONSTRUCTION, INC.



BY: AMANDA WATSON
COMPTROLLER/SECRETARY

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON as COMPTROLLER/SECRETARY of 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 21st day of March, 2014

My Commission Expires:

7/27/14



Notary Public



20140325000083290 2/3 \$73.00
Shelby Cnty Judge of Probate, AL
03/25/2014 01:24:58 PM FILED/CERT

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: 249 APPLEFORD RD
HELENA, AL 35080

Grantee's Name: CLAIRE C. OWENS
Mailing Address: 249 APPLEFORD RD
HELENA, AL 35080

Property Address: 249 APPLEFORD RD
HELENA, AL 35080

Date of Sale: March 21st, 2014
Total Purchase Price: (\$264,625.00)
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)

