

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
NEWCASTLE CONSTRUCTION, INC.
3978 PARKWOOD ROAD, SE
BESSEMER, ALABAMA 35022

CORPORATION FORM STATUTORY WARRANTY DEED


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SIXTEEN THOUSAND AND NO/100 (\$16,000.00)** to the undersigned GRANTOR, **MUTUAL SAVINGS CREDIT UNION**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **NEWCASTLE CONSTRUCTION, INC.**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 20, according to the Survey of Hampton Square, as recorded in Map Book 42, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable until October 1, 2014.
2. Easement(s), building lines(s) and restriction(s) as shown on recorded map.
3. 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.
4. Permits and Easement(s) to Alabama Power Company as shown and recorded in Deed Book 48, Page 589, Deed Book 188, Page 48, Deed Book 186, Page 299, Deed Book 206, Page 194 and Deed Book 206, Page 218 in Probate Office.
5. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 51, Page 342 and Deed Book 72, Page 521 in the Probate Office.
6. Right(s) of Way(s) granted to BellSouth Telecommunications, Inc. by instrument(s) recorded in Instrument No. 20060630000315730 in the Probate Office.
7. Grant of Land Easement(s) and Restrictive Covenants fo underground facilities to Alabama Power Company as shown and recorded in Instrument No. 20071108000516810 in Probate Office.
8. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20071114000522000 in Probate Office.
9. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20090630000252520, Instrument No. 20120210000050420 and amended in Instrument No. 20120620000216810 in the Probate Office.
10. Right(s) of Way(s) granted to City of Calera by instrument(s) recorded in Instrument No. 20111102000328930 in the Probate Office.
11. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 2nd day of July, 2013, and recorded in Inst. No. 20130715000285710, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by M. Smith RE, LLC to Mutual Savings Credit Union, recorded in Inst. No. 20110920000278110, under and in accordance with the laws of the State of Alabama or the United States of America, which such rights expire on the 2nd day of July, 2014.


20140421000115270 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
04/21/2014 09:42:50 AM FILED/CERT

Shelby County, AL 04/21/2014
State of Alabama
Deed Tax: \$16.00

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **PRESIDENT, DOUGLAS L. KEY**, who is authorized to execute this conveyance, has hereto set its signature and seal this 16TH day of APRIL, 2014.

MUTUAL SAVINGS CREDIT UNION

BY: *Douglas L. Key*
AS: **PRESIDENT**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **DOUGLAS L. KEY**, whose name as **PRESIDENT** of **MUTUAL SAVINGS CREDIT UNION**, 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 for and as the act of said corporation.


Given under my hand and official seal this 16TH day of APRIL, 2014.

Alvin G. Lowe

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20140421000115270 2/3 \$36.00
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Grantor's Name:
MUTUAL SAVINGS CREDIT UNION
Mailing Address:
2040 Valleydale Road
Birmingham, AL 35244


Property Address:
Lot 20 Hampton Square on Hampton Drive
Calera, AL 35040

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

Grantee's name:
NEWCASTLE CONSTRUCTION, INC.
Mailing Address:
3978 PARKWOOD ROAD, SE
BESSEMER, ALABAMA 35022

Date of Sale: APRIL 16TH, 2014
Total Purchase Price: \$16,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20140421000115270 3/3 \$36.00
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