

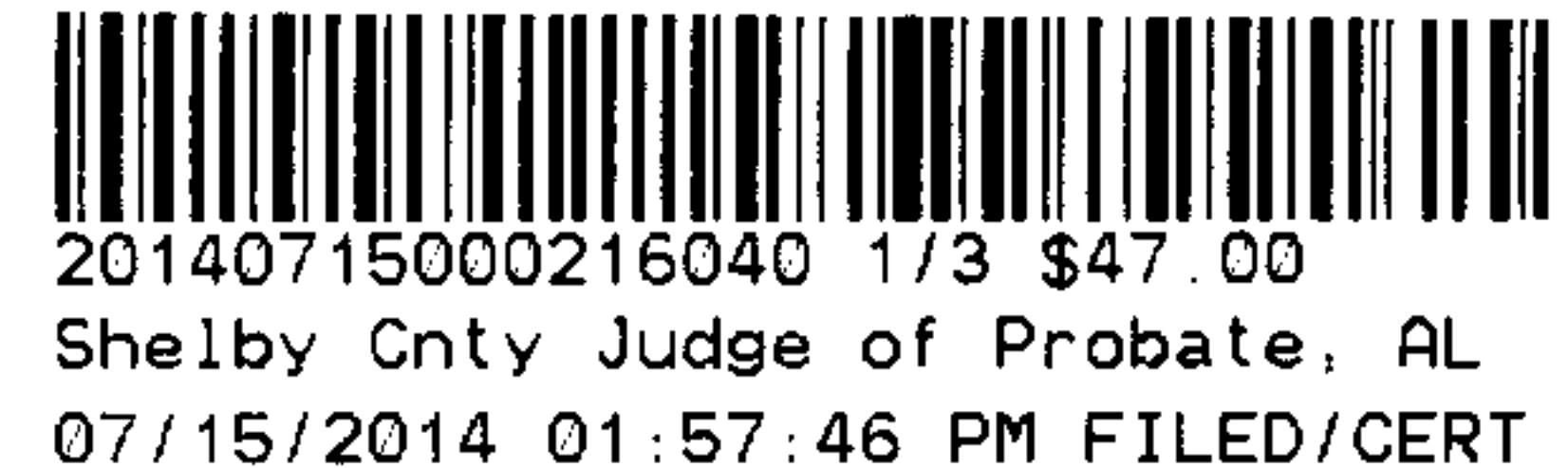
14-2194

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

Send tax notice to:  
ERIC K. CAPPS  
AMANDA S. CAPPS  
399 APPLEFORD ROAD  
HELENA, ALABAMA

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State Of Alabama  
SHELBY County



KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED SIXTY SIX THOUSAND THREE HUNDRED THIRTY and 00/100 Dollars (\$266,330.00) 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 ERIC K. CAPPS AND AMANDA S. CAPPS 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 real estate situated in SHELBY County, Alabama, to-wit:

LOT 70A, ACCORDING TO THE 2ND AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 39, PAGE 141 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA L

\$239,697.00

~~\$151,000.00~~ 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 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 for such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 07/15/2014  
State of Alabama  
Deed Tax: \$27.00

**CORPORATION FORM WARRANTY DEED**

to ERIC K. CAPPS

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 , who is authorized to execute this conveyance, hereto set its signature and seal this the 10th day of July, 2014.

**NEWCASTLE CONSTRUCTION, INC.**

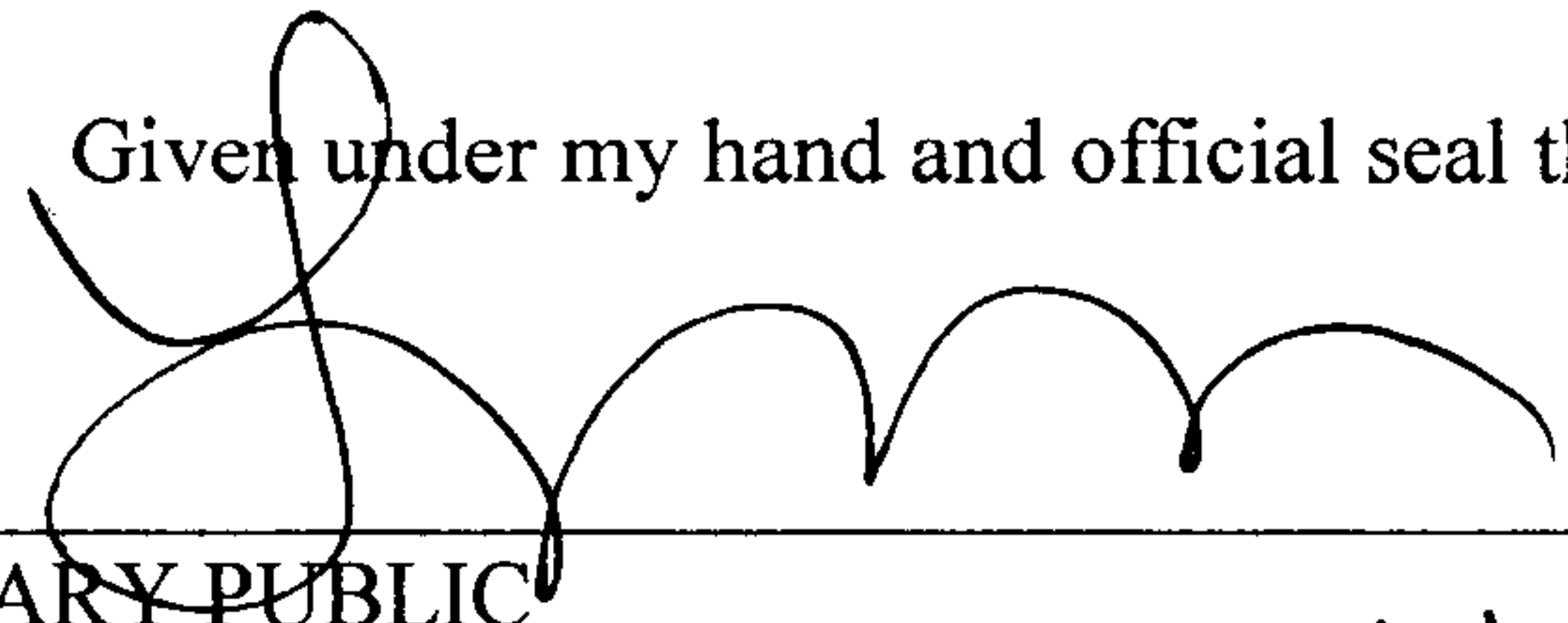


BY: AMANDA WATSON  
SECRETARY/ COMPTROLLER

STATE OF ALABAMA  
ST. CLAIR COUNTY

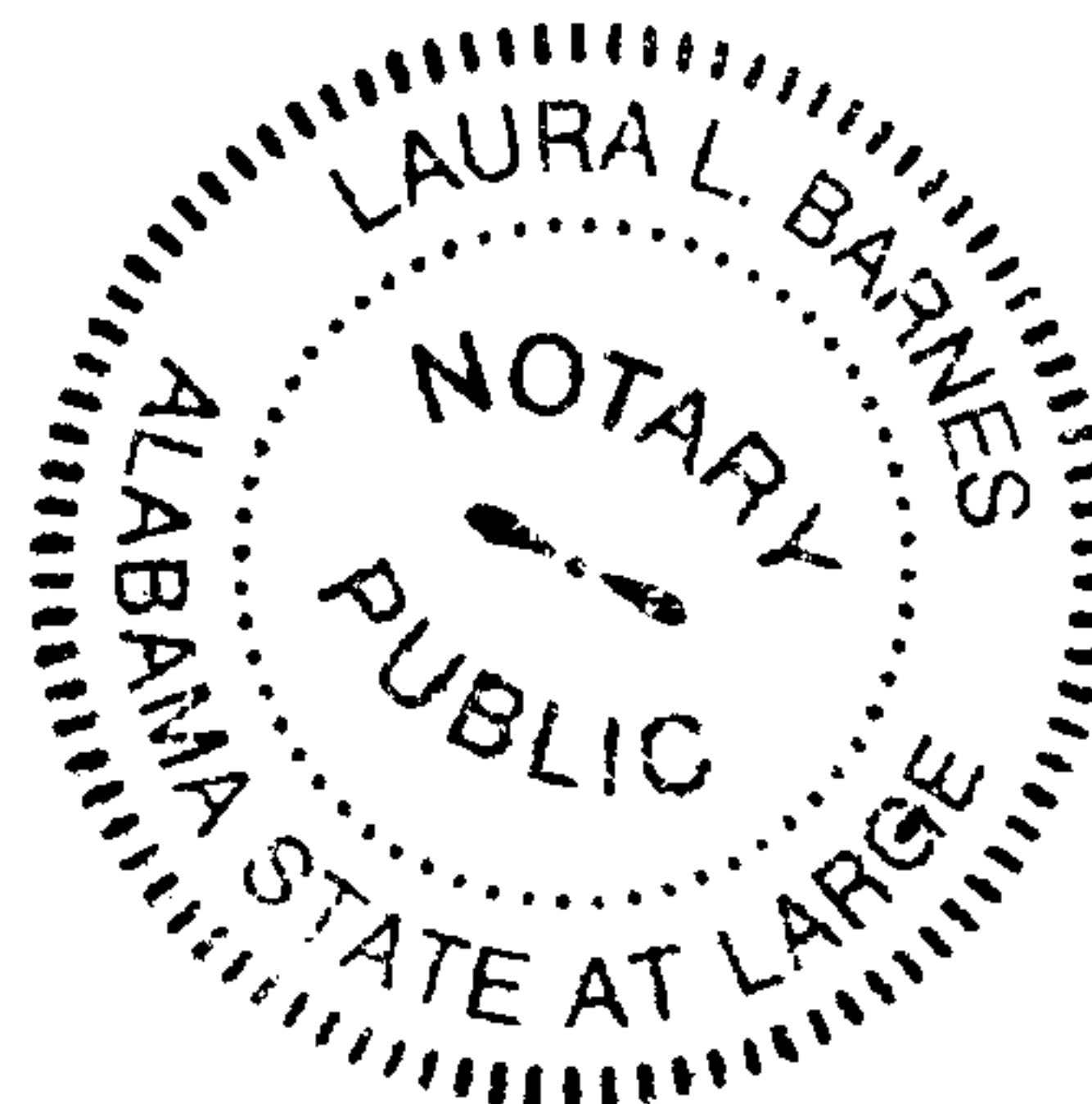
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that of AMANDA WATSON AND SECRETARY / COMPTROLLER OF NEWCASTLE CONSTRUCTION, INC. corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being 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 10th day of July, 2014.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

2/4/16



20140715000216040 2/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
07/15/2014 01:57:46 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.

Grantee's Name: AMANDA S. CAPPS and ERIC K. CAPPS

Mailing Address: 399 APPLEFORD RD  
HELENA, AL 35094

Mailing Address: 399 APPLEFORD RD  
HELENA, AL 35094

Property Address: 399 APPLEFORD RD  
HELENA, AL 35094

Date of Sale: July 10th, 2014

Total Purchase Price: (\$266,330.00)

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  
\_\_\_\_\_ Sales Contract  
☒ Closing Statement  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other Tax Assessment

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)

20140715000216040 3/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
07/15/2014 01:57:46 PM FILED/CERT

Amanda Capps  
Eric K. Capps