

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8028 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

Send tax notice to:

HIGHPOINTE INVESTMENTS,  
LLC  
122 BISHOP CIRCLE  
PELHAM, AL 35124

## CORPORATION FORM WARRANTY DEED

State Of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00)\* to the undersigned Grantors, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantors, whose mailing address is 3978 PARKWOOD ROAD SE, BESSEMER, AL 35022), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto HIGHPOINTE INVESTMENTS, and LLC, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

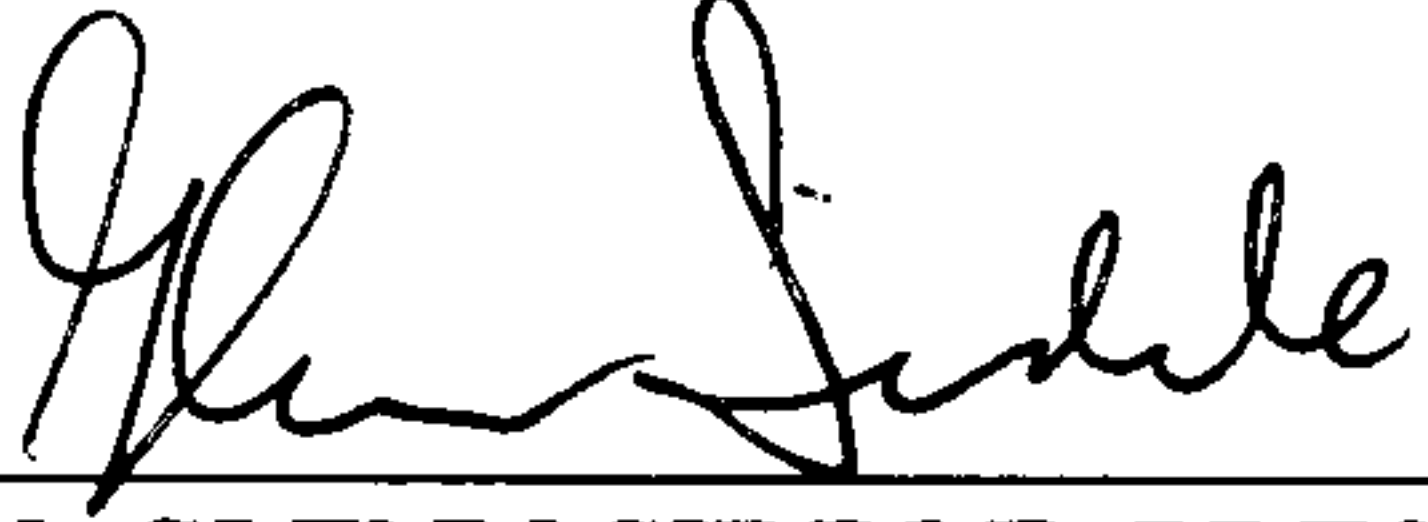
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Except any part of subject property lying within any road right-of-way
5. Restrictions appearing of record in Inst. No. 1994-1702 and Inst. No. 1996-27568
6. Retaining wall easement agreement recorded in Inst. No. 2007-34340

TO HAVE AND TO HOLD to the said Grantees, its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantees, its 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 Grantees, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its PRESIDENT, GLENN SIDDLE who is authorized to execute this conveyance, hereto set its signature and seal this the 18th day of August, 2014.

NEWCASTLE CONSTRUCTION,

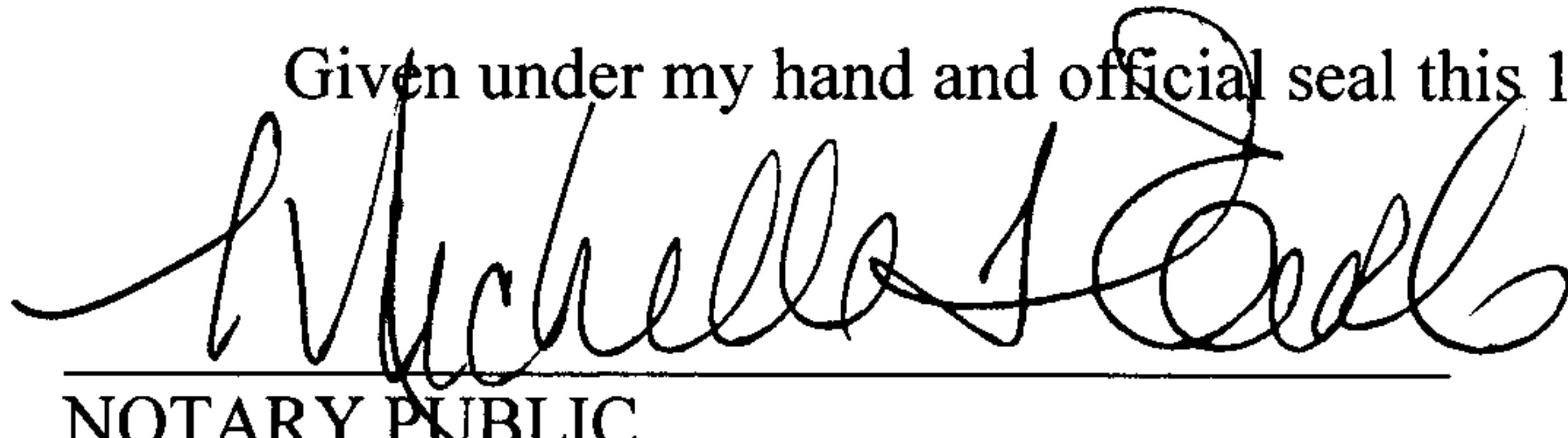


BY: GLENN SIDDLE, PRESIDENT

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE, PRESIDENT of NEWCASTLE CONSTRUCTION,. 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 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 18th day of August, 2014.



NOTARY PUBLIC

My Commission Expires:

11-8-14



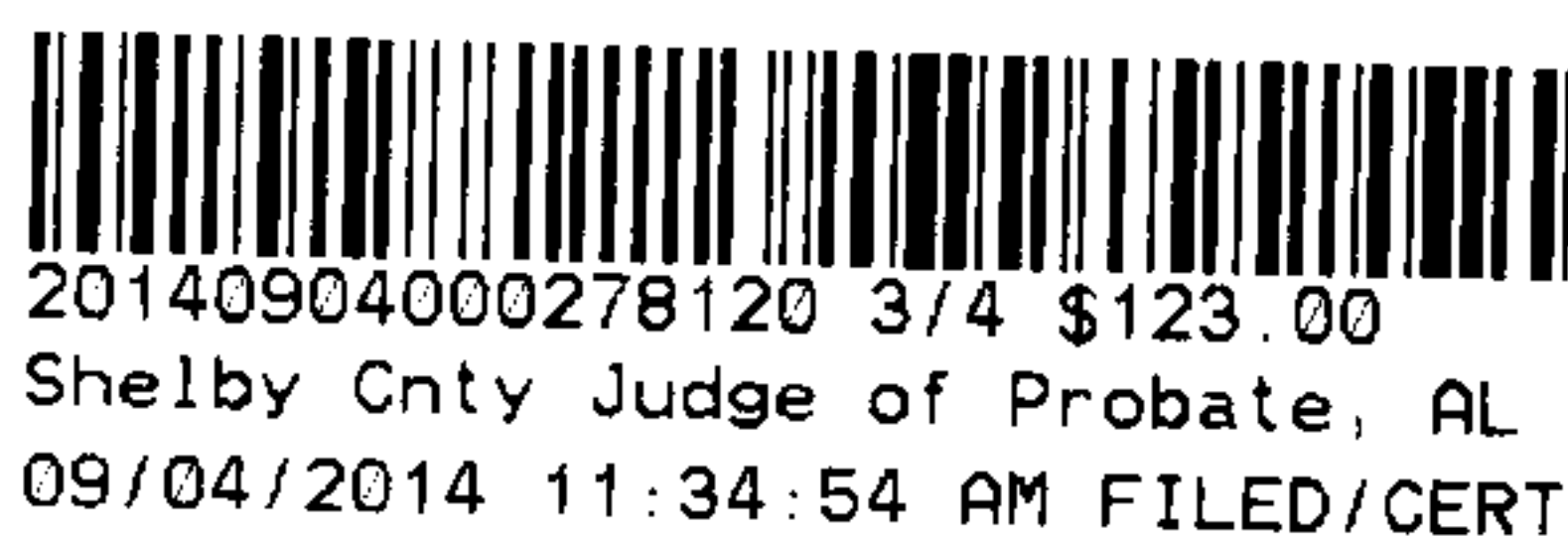
20140904000278120 2/4 \$123.00  
Shelby Cnty Judge of Probate, AL  
09/04/2014 11:34:54 AM FILED/CERT



EXHIBIT "A"

A parcel of land situated in the Southeast one-quarter of Section 31, Township 19 South, Range 2 West Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter Section and run East along the South line thereof for a distance of 1826.56 feet; thence leaving said South line turn an interior angle to the right of 57 degrees 00 minutes 07 seconds and run in a Northwesterly direction for a distance of 399.97 feet to a point on the Northern most right of way of Oak Mountain Park Road (60' Right of way) said point also being the point of beginning of the property herein described; thence leaving said right of way continue along the last described course for a distance of 139.80 feet; thence turn interior angle to the left of 92 degrees 28 minutes 35 seconds and run in a Northeasterly direction for a distance of 276.51 feet to a point on the Southern-most right of way of Bishop Circle (50 ROW), said point also being on a curve turning to the left, said curve having a radius of 50.00 feet, a central angle of 111 degrees 35 minutes 09 seconds, a chord distance of 82.70 feet, and interior angle to the left to chord of 117 degrees 09, minutes 00 seconds; thence run along the arc of said curve and along said right of way for a distance of 97.38 feet; thence leaving said right of way turn an interior angle to the left from chord of 110 degrees 22 minutes 43 seconds and run in a Southerly direction for a distance of 280.69 feet to a point on the afore mentioned right of way of Oak Mountain Park Road; thence turn an interior angle to the left of 85 degrees 19 minutes 24 seconds and run in a Southwesterly direction along said right of way for a distance of 192.27 feet to the point of beginning.



**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 Rd  
Birmingham, AL 35022

Grantee's Name: Highpointe Investments, LL  
Mailing Address: 3978 Parkwood Rd  
Birmingham, AL 35022

Property Address: Meets and Bounds

Date of Sale: August 18th, 2014  
Total Purchase Price: (\$100,000.00)

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	
<u>  X  </u> 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: \_\_\_\_\_

Print: Laura L. Barnes, Closing Attorney

Sign

\_\_\_\_\_ Unattested

\_\_\_\_\_  
Grantor/Grantee/Owner/Agent) (circle one)

  
20140904000278120 4/4 \$123.00  
Shelby Cnty Judge of Probate, AL  
09/04/2014 11:34:54 AM FILED/CERT