

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 850 Shades Creek Parkway, Suite 210 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Newcastle Construction, Inc. 3978 Parkwood Road SE Bessemer, AL 35022
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STATE OF ALABAMA)
COUNTY OF JEFFERSON) GENERAL WARRANTY DEED 20140917000290980
09/17/2014 08:20:26 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million Two Hundred Thousand and no/100 DOLLARS (\$1,200,000.00) and other good and valuable consideration, this day in hand paid to the undersigned **River Bend Development, LLC**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Newcastle Construction, Inc.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 2001 thru 2017 and Lots 2251 thru 2265, according to the Survey of Riverbend at Old Cahaba, as recorded in Map Book 44, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject to right of way granted to Shelby County recorded in Deed Book 155, Page 331; Deed Book 155, Page 452; Lis Pendens Book 2, Page 165 and Deed Book 156, Page 203.

Subject to right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 138, Page 309; Deed Book 131, Page 447; Deed Book 247, Page 853; Deed Book 127, Page 408; Deed Book 134, Page 85; Deed Book 230, Page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, Page 69.

Subject to easement to Alabama Power Company recorded in Instrument No. 20060829000424580 and Instrument No. 20091117000427870.

Subject to right of way to Bessemer Water recorded in Instrument No. 20080204000043240.

Subject to right of way to BellSouth recorded in Instrument No. 20051014000536920.

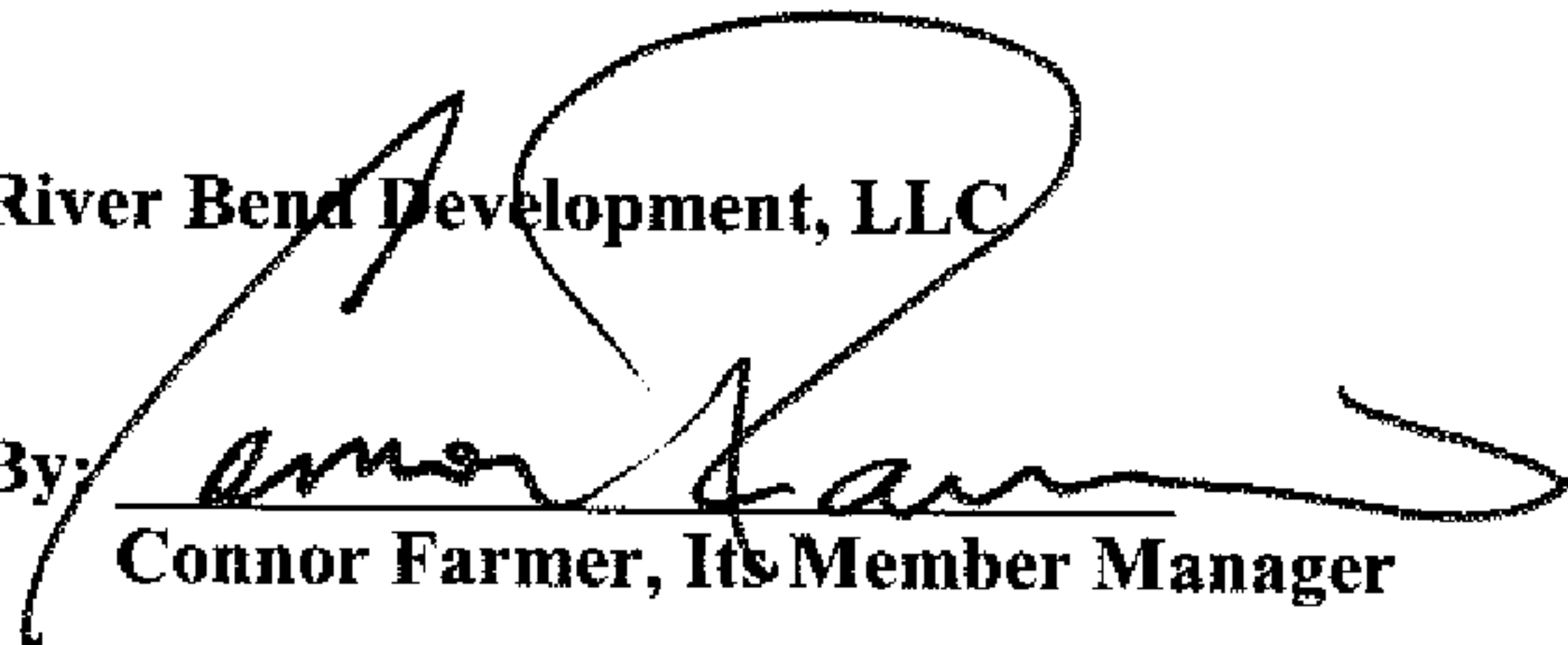
Subject to right of way granted to Alabama Power Company recorded in Instrument No. 20040629000354660.

\$1,200,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

And Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

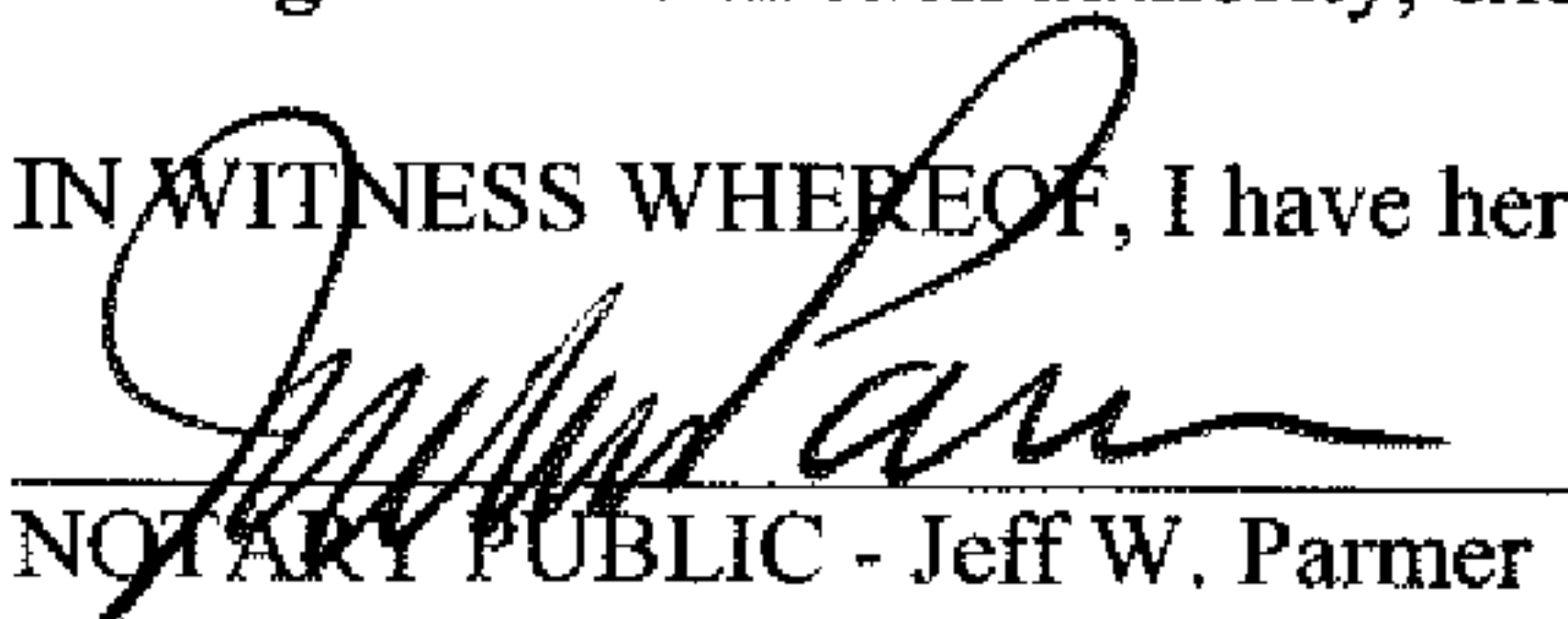
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 10th day of September, 2014.

River Bend Development, LLC
By: 
Connor Farmer, Its Member Manager

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Connor Farmer** whose name as **Member Manager** of **River Bend Development, LLC** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such **Member Manager** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of September, 2014.

NOTARY PUBLIC - Jeff W. Parmer

My Commission Expires: 9/17/16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name River Bend Development
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Newcastle Construction, Inc.
Mailing Address 3978 Parkwood Road SE
Bessemer, AL 35022

Property Address Lots 2001 thru 2017 and 2251 thru
2265 Riverbend at Old Cahaba,
Helena, Alabama

Date of Sale 9/10/14
Total Purchase Price \$ 1200000.00

or
Actual Value \$

or
Assessor's Market Value \$

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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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 9/16/14

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/17/2014 08:20:26 AM
\$18.00 CHERRY
20140917000290980

James W. Fuhrmeister