

This Instrument Prepared By:
Ahrian Tyler Dudley
Ahrian Tyler Dudley, LLC
400 Caldwell Trace
Birmingham, Alabama 35242


20141027000338420 1/5 \$231.00
Shelby Cnty Judge of Probate, AL
10/27/2014 11:21:42 AM FILED/CERT

Send Tax Notice To:
Janet S. Nottrodt
Trustee
205 Roundtree Path
Helena, Alabama 35080

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 10th day of October 2014, by Beverly P. Brandau-Rives (hereinafter referred to as the "Grantor"), to Janet S. Nottrodt, Trustee (hereinafter referred to as the "Grantee"). Grantor received title under that deed recorded at 20140/10000010960 and recorded in the Office of the Probate Court of Shelby County Alabama on January 10, 2014.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference as if set out fully herein (being 112 White Cottage Road, Helena, Alabama 35080).

Grantor has provided description and

the preparer of this instrument has not reviewed the status of the title on this property and acts only as a drafter of this instrument and makes no warranty as to its accuracy.

together with all structures and other improvements located on the real estate herein conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is subject to the following:

1. Ad valorem taxes for the current tax year and subsequent years;
2. Subject to all restrictions, easements and rights of way of record.



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TO HAVE AND TO HOLD, to the said Grantee, her successors, and assigns forever.

And said Grantor does for herself, her successors, and assigns, covenant with said Grantee their successors, and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; 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 Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 10th day of October 2014.

Grantor:

Date 10/10/14

Beverly P. Brandau-Rives
 Beverly P. Brandau-Rives

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Beverly P. Brandau-Rives** who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily and in said capacity with full authority on this date.

Given under my hand and official seal, this the 10th day of October, 2014.

Kimberly Boyd Burgett
 NOTARY PUBLIC Kimberly Boyd Burgett
 My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Aug 9, 2015
 BONDED THRU NOTARY PUBLIC UNDERWRITERS



20141027000338420 3/5 \$231.00
Shelby Cnty Judge of Probate, AL
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13-9892

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

Send Tax Notice To:
BEVERLY P. ~~XXXXXXXXXXXX~~
BRANDAU-RIVES *BR*
112 WHITE COTTAGE RD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED,

STATE OF ALABAMA
SHELBY COUNTY



20140110000010960 1/3 \$226.00
Shelby Cnty Judge of Probate, AL
01/10/2014 01:39:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FIVE THOUSAND & 00/100-----(\$205,900.00)* DOLLARS to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., a corporation, whose address is 3978 Parkwood Road SE, Bessemer, AL 35022 (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 BEVERLY P. BRANDAU-RIVES *BR* (herein referred to as GRANTEES) the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

LOT 323, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

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.

Shelby County, AL 01/10/2014
State of Alabama
Deed Tax: \$206.00

EXHIBIT A



20141027000338420 4/5 \$231.00
Shelby Cnty Judge of Probate, AL
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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 its COMPTROLLER/SECRETARY, AMANDA WATSON who is authorized to execute this conveyance, hereto set its signature and seal this the 20th day of DECEMBER, 2013.

NEWCASTLE CONSTRUCTION, INC.

Amanda Watson

BY: AMANDA WATSON,
ITS: COMPTROLLER/SECRETARY

STATE OF ALABAMA
ST. CLAIR COUNTY

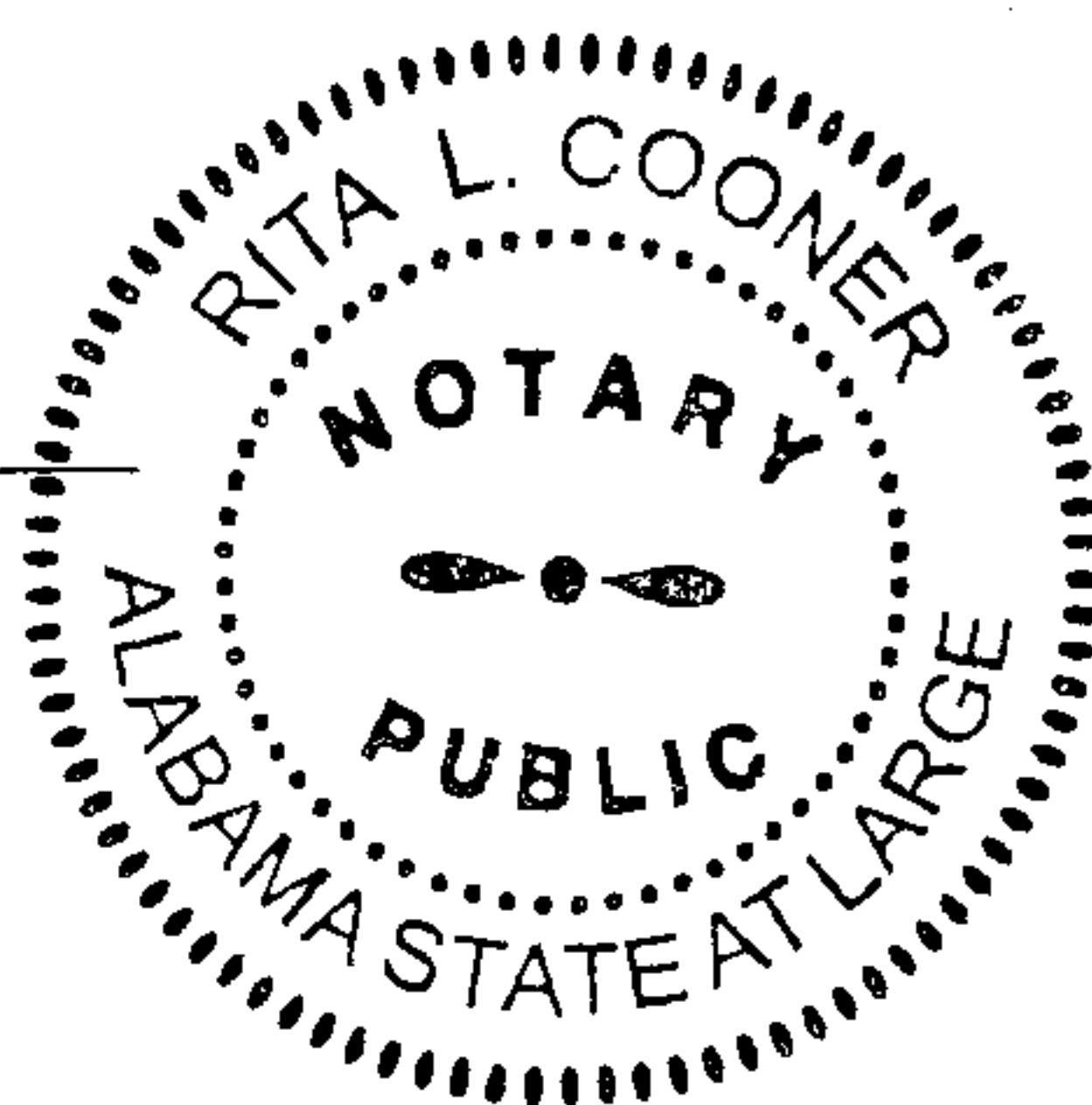
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON as COMPTROLLER/SECRETARY of NEWCASTLE CONSTRUCTION, INC., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 20th day of DECEMBER, 2013

Rita L. Cooner
Notary Public

My Commission Expires:

7/27/14



20140110000010960 2/3 \$226.00
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Real Estate Sales Validation Form

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

Grantor's Name Beverly P. Brandau-Rives
Mailing Address 22 Danberry at Inverness
Center Drive
Hoover, Alabama 35242

Grantee's Name Janet S. Nottrodt, Trustee
Mailing Address 205 Roundtree Path
Helena, Alabama 35080

Property Address 112 White Cottage Road
Helena, Alabama 35080

Date of Sale 12/20/2013
Total Purchase Price \$0 (gift)
or
Actual Value \$ 205,000
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 ☒ Other Sales price paid by Grantor on 12/20/13
☐ Closing Statement See Exhibit A reciting purchase price.

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 10/23/2014

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1