

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

Send tax notice to:  
  
DONNA Y. HEARD  
200 HAMPTON DRIVE  
CALERA, AL 35040

**CORPORATION FORM WARRANTY DEED**

State Of Alabama

Shelby County

**20150401000101990**

**04/01/2015 08:25:37 AM**

**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Three Thousand Four Hundred and 00/100 Dollars (\$123,400.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD, BESSEMER, AL 35022), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto DONNA Y. HEARD, (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

Property address: 200 HAMPTON DRIVE, CALERA, AL 35040

\*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. 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
5. PERMITS AND EASEMENTS 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 THE PROBATE OFFICE
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY BY INSTRUMENT RECORDED IN DEED BOOK 51 PAGE 342 AND DEED BOOK 72 PAGE 521 IN THE PROBATE OFFICE
7. RIGHTS OF WAY GRANTED TO BELL SOUTH TELCOMMUNICATIONS INC. BY INSTRUMENT RECORDED IN INSTRUMENT NO 20060630000315730 IN THE PROBATE OFFICE GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR

UNDERGROUND FACILITIES TO ALABAMA POWER COMPANY AS SHOWN AND RECORDED IN INSTRUMENT NO 200711080000516810 IN THE PROBATE OFFICE

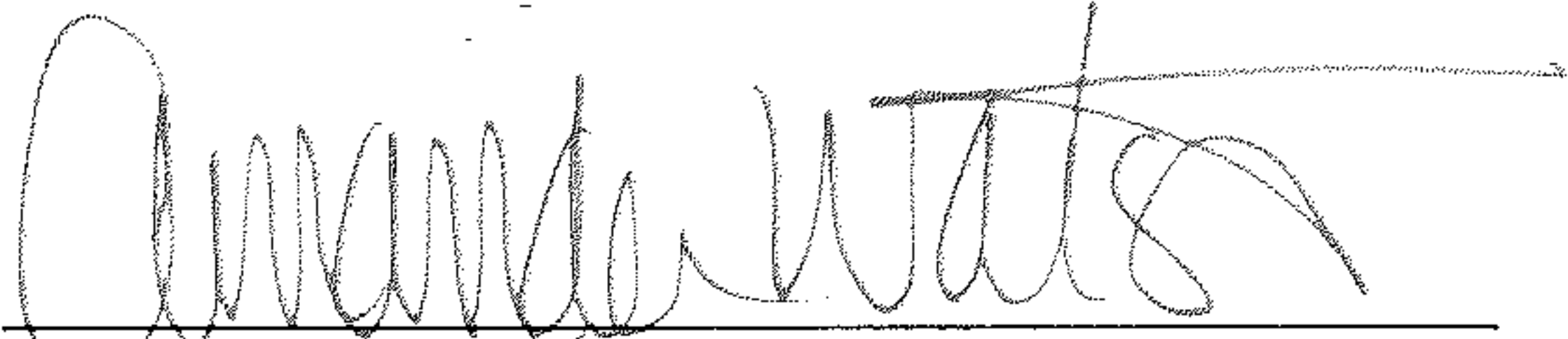
8. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN AND RECORDED IN INSTRUMENT NO 200711114000522000 IN THE PROBATE OFFICE
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT NO 20090630000252520, INSTRUMENT NO 20120210000050420 AND AMENDED IN INSTRUMENT NO 20120620000216810 IN THE PROBATE OFFICE
10. RIGHTS OF WAY GRANTED TO THE CITY OF CALERA BY INSTRUMENT RECORDED IN INSTRUMENT NO 201111102000328930 IN THE PROBATE OFFICE

\$130,550 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 30th day of March, 2015.

**NEWCASTLE CONSTRUCTION, INC.**



BY: AMANDA WATSON, COMPTROLLER

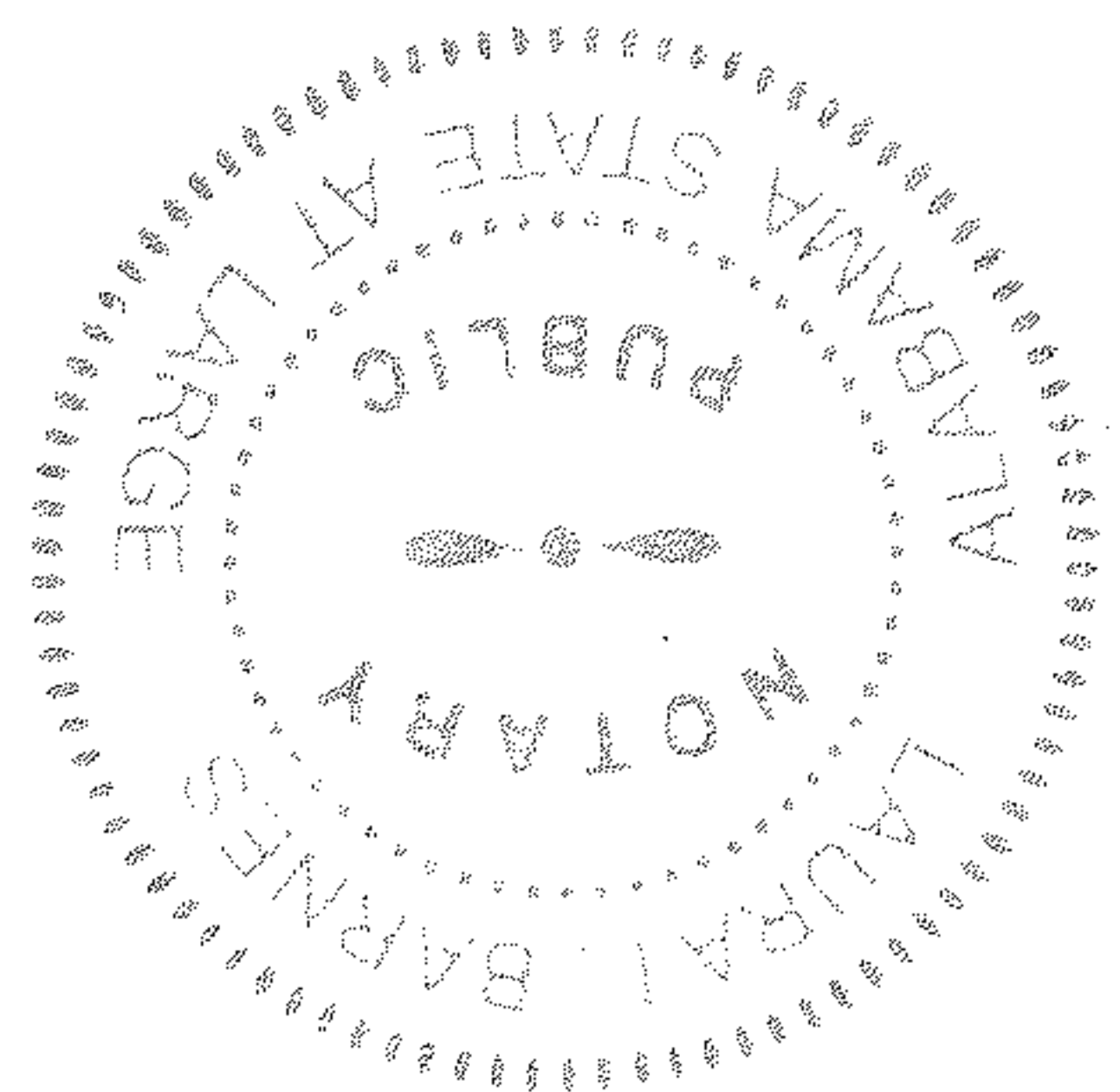
STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON 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/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 30th day of March, 2015.



NOTARY PUBLIC



*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 ROAD  
 BESSMER, AL 35022

Grantee's Name: DONNA Y. HEARD  
 Mailing Address: 200 HAMPTON DRIVE  
 CALERA, AL 35040

Property Address: 200 HAMPTON DRIVE  
 CALERA, AL 35040

Date of Sale: March 30th, 2015

Total Purchase Price: (\$123,400.00)

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  
 \_\_\_\_\_ X \_\_\_\_\_ 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: 3/31/15

Print: Laura L. Barnes, Closing Attorney

\_\_\_\_\_ Unattested

Sign

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

Donna Y Heard

Donna Y Heard



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/01/2015 08:25:37 AM  
 \$21.00 CHERRY  
 20150401000101990

*[Signature]*