

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Newcastle Properties, LLC
3978 Parkwood Road SE
Bessemer, AL 35022

STATE OF ALABAMA

)

:

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty Thousand and 00/100 (\$80,000.00)**, and other good and valuable consideration, this day in hand paid to the **Calera Land Holdings, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Newcastle Properties, LLC, an Alabama limited liability company** (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:

Lot 47, according to the Amended Plat of Calera Commons Townhomes, as recorded in Map Book 38, Page 62, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Right of way granted to Kencar Development, Inc. recorded in Inst. No. 2003-73892.
4. Right of way granted to City of Calera recorded in inst. No. 2004-34981.
5. Restrictions appearing of recorded in Inst. No. 20050301000096190; Inst. No. 20060613000280190; Inst. No. 2012-41556 and Inst. 2012-41557.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, forever.

Shelby County: AL 05/14/2015
State of Alabama
Deed Tax: \$80.00



20150514000160770 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:36:32 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Manager/Member hereunto set their hands and seals this the **11th** day of **May, 2015**.

Calera Land Holdings, LLC

By: 

Glenn C. Siddle, Manage/Member

STATE OF ALABAMA

)

COUNTY OF JEFFERSON

:

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Glenn C. Siddle, whose name as Manager/Member of Calera Land Holdings, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such manager/member and with full authority, signed 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 11th day of May, 2015.


NOTARY PUBLIC

My Commission Expires: 6/5/2015



20150514000160770 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:36:32 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	Calera Land Holdings, LLC	Grantee's Name	Newcastle Properties, LLC
Mailing Address	3978 Parkwood Road SE Bessemer, AL 35033	Mailing Address	3978 Parkwood Road SE Bessemer, AL 35033
Property Address	121 and 169 Danbury Lane and 513 Castleberry Lane, Calera, AL 35040	Date of Sale	May 11, 2015
		Total Purchase Price	\$80,000.00
		or	
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> 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.

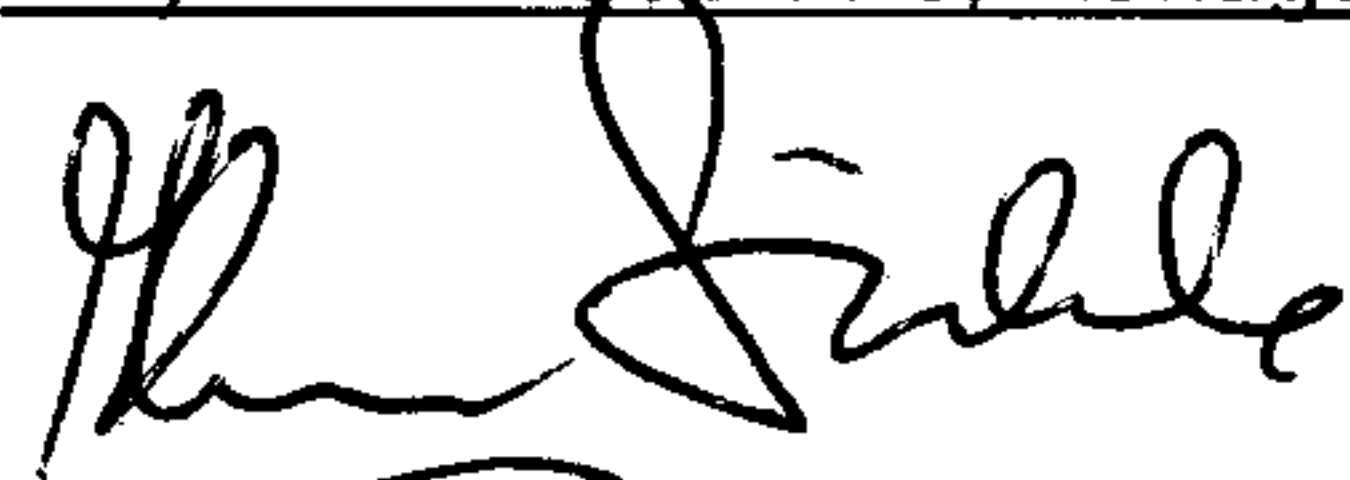
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 _____

Calera Land Holdings, LLC
Print By: Glenn C. Siddle, Manager/Member

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



20150514000160770 3/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:36:32 PM FILED/CERT