

20150529000177630
05/29/2015 10:18:50 AM
DEEDS 1/2

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

Send Tax Notice To:
NEWCASTLE CONSTRUCTION, INC.

3978 PARKWOOD ROAD SE
BESSEMER, AL 35022

LIMITED LIABILITY COMPANY FORM WARRANTY DEED.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED EIGHT THOUSAND AND 00/100-----DOLLARS (\$108,000.00)* to the undersigned Grantor, OVER40INVESTING, LLC, a limited liability company, (herein referred to as GRANTOR, whose mailing address is 323 WOODLAND DRIVE, HOMEWOOD, AL 35209), 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 unto NEWCASTLE CONSTRUCTION, INC. (herein referred to as GRANTEES), together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 120, 121, 122 AND 123, ACCORDING TO THE SURVEY OF FINAL PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: LOT 120, 121, 122 AND 123 SHELBY FARMS, ALABASTER, AL 35007

\$0.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

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. Easements, building lines and restrictions as shown on recorded map
5. Restrictions, appearing of record in Inst NO. 2012-48945; Inst. No. 2012-48946; Inst. No. 2008-12962; Inst. No. 2012-48941 and Instr. No. 2012-49942
6. Right of way granted to Alabama Power Company recorded in Inst. No. 2007-51629
7. Right of way granted to AT&T recorded in Real Volume 166, page 653

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.

IN WITNESS WHEREOF, the said Grantor, OVER40INVESTING, LLC by its Manager, Clyde E Adkins, IV who is authorized to execute this conveyance, hereto set its signature and seal this the 18 day of May, 2015


OVER40INVESTING, LLC


BY: CLYDE E. ADKINS, IV, MANAGER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Clyde E. Adkins, IV, as Manager of OVER40INVESTING, LLC, a limited liability company 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 member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18 day of May, 2015


Notary Public
My Commission Expires February 8, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/29/2015 10:18:50 AM
\$125.00 DEBBIE
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