

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
ROBERT DEVORE

537 ROSEBURY RD
HELENA, AL 35080

WARRANTY DEED

State Of Alabama
Shelby County

20150831000301340
08/31/2015 08:54:16 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Two Thousand Three Hundred Forty-Five and 00/100 Dollars (\$282,345.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 537 ROSEBURY ROAD, HELENA, ALABAMA 35080), 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 ROBERT DEVORE, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 343, 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

Property address: 537 ROSEBURY RD, HELENA, AL 35080

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

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. RESTRICTIONS APPEARING OF RECORD IN INST. NO 2006-62806; INST NO 2006-56760; INST NO 2007-1635; INS. NO 2006-56759; INST NO 2006-31649; INST NO 2006-58307; INST NO 2007-16350; INST NO 2014-28160 AND INST NO 2014-28162
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

\$275,793.00 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 Grantee, his/her heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her 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, said Grantor has hereunto set its hand and seal this the 28th day of August, 2015.

Amanda Watson

AMANDA WATSON
NEWCASTLE CONSTRUCTION,
INC.

STATE OF ALABAMA
JEFFERSON COUNTY

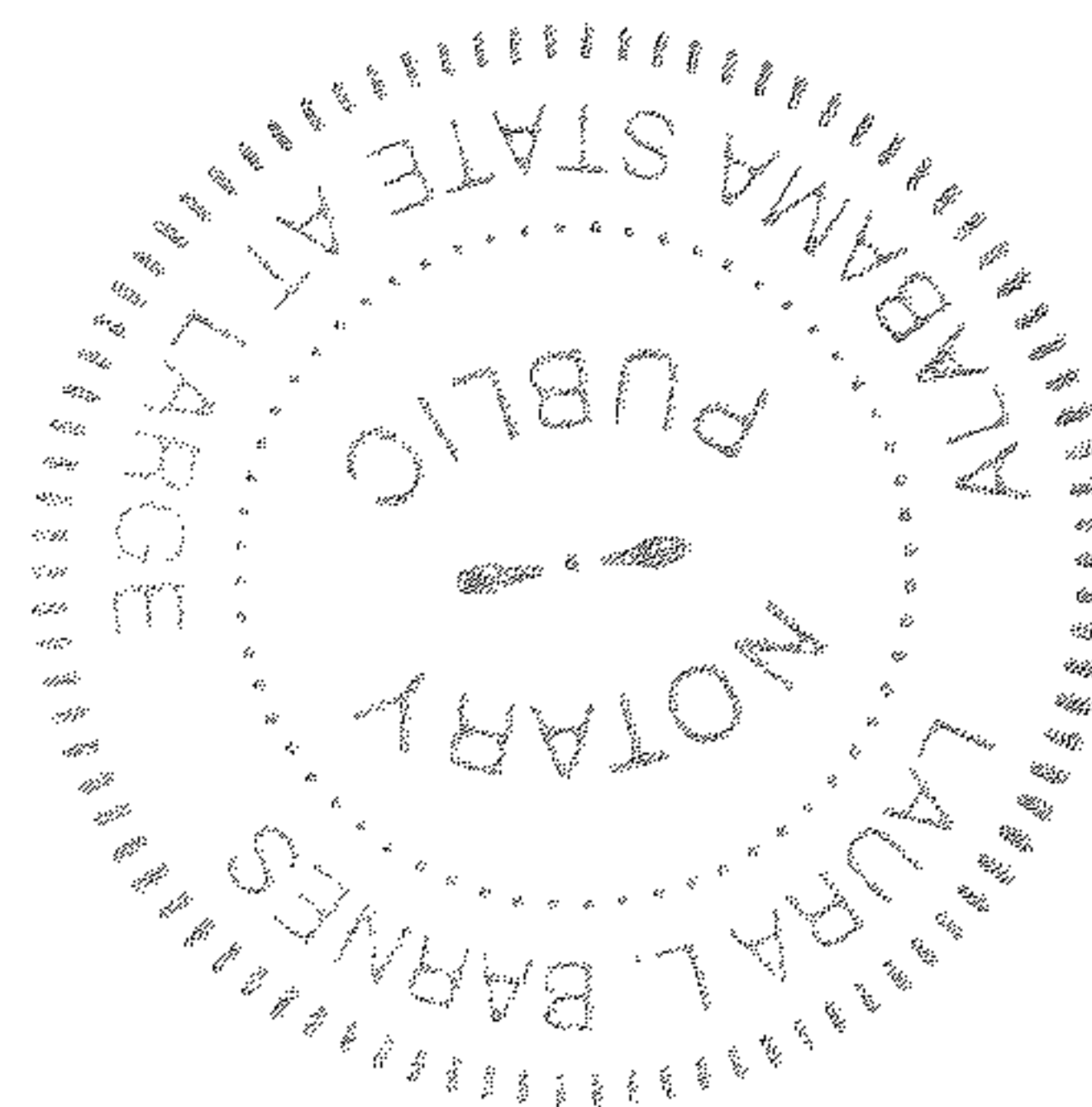
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON AS COMPTROLLER OF NEWCASTLE CONSTRUCTION, INC., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2015.

[Signature]

NOTARY PUBLIC

My Commission Expires: 8/1/16



Real Estate Sales Validation Form

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

Grantor's Name: NEWCASTLE CONSTRUCTION, INC.
 Mailing Address: 537 ROSEBURY RD
 HELENA, AL 35080

Grantee's Name: ROBERT DEVORE
 Mailing Address: 537 ROSEBURY RD
 HELENA, AL 35080

Property Address: 537 ROSEBURY RD
 HELENA, AL 35080

Date of Sale: August 28th, 2015
 Total Purchase Price: (\$282,345.00)
 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: 8/28/15
 _____ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

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

Robert Devore

Robert Devore



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/31/2015 08:54:16 AM
 \$27.00 CHERRY
 20150831000301340