

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

Send tax notice to:

JULIA MARIE PRICE  
615 ROSEBURY ROAD  
HELENA, AL 35080

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State Of Alabama  
Shelby County

**20160201000030780  
02/01/2016 08:26:59 AM  
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ninety-Nine Thousand Eight Hundred and 00/100 Dollars (\$299,800.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD, BESSMER, 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 JULIA MARIE PRICE AND JOSHUA PRICE, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 387, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION, PHASE III, AS RECORDED IN MAP BOOK 39, PAGE 123 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 615 ROSEBURY ROAD , HELENA, AL 35080

\*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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. 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 HEREIN.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. 2006-56760 INS. NO. 2007-1635 INST. NO 2006-56759 INST. NO. 2006-31649 AND INST. 2006-58307 AND INST. NO 2007-16350
7. EASEMENT AS SET FORTH IN INST. NO 2006-42215

8. RIGHT OF WAY TO ALABAMA POWER COMPANY RECEORDED IN INST. NO  
2006-61280

\$284,810.00 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 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 for such survivor forever, together with every contingent remainder and right of  
reversion..

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 COMPTROLLER/SECRETARY,  
AMANDA WATSON, who is authorized to execute this conveyance, hereto set its signature and  
seal this the 29<sup>th</sup> day of January 2016.

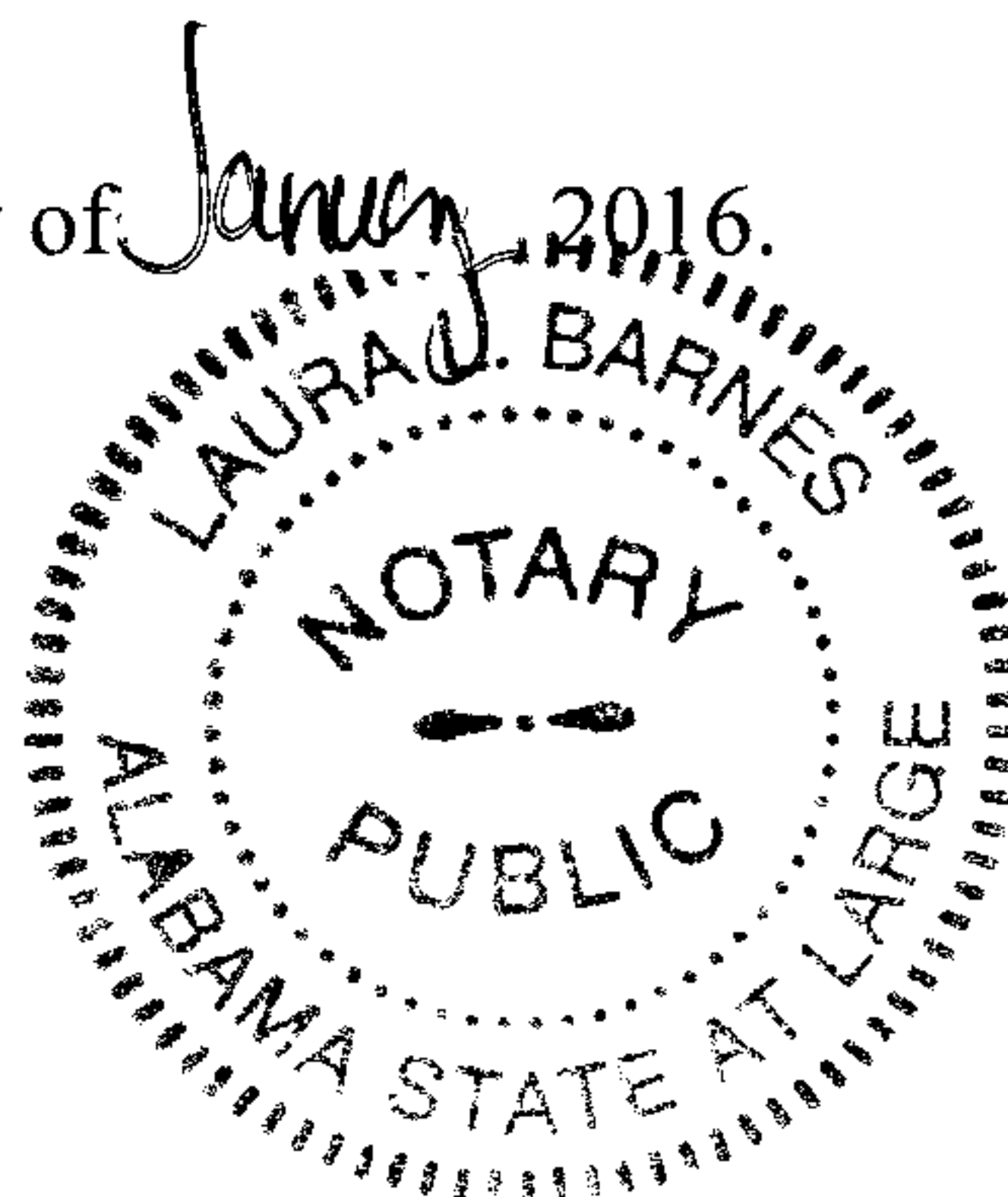
NEWCASTLE CONSTRUCTION, INC.

Amanda Watson  
BY: AMANDA WATSON  
COMPTROLLER/SECRETARY

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, COMPTROLLER/SECRETARY of NEWCASTLE  
CONSTRUCTION, INC., a limited liability 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 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 29<sup>th</sup> day of January, 2016.  
[Signature]  
NOTARY PUBLIC  
My Commission Expires: 2/4/16



## 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.      Grantee's Name: JULIA MARIE PRICE  
Mailing Address: 615 ROSEBURY ROAD      Mailing Address: 615 ROSEBURY ROAD  
HELENA, AL 35080      HELENA, AL 35080

Property Address: 615 ROSEBURY ROAD      Date of Sale: February 1st, 2016  
HELENA, AL 35080      Total Purchase Price: (\$299,800.00)  
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).

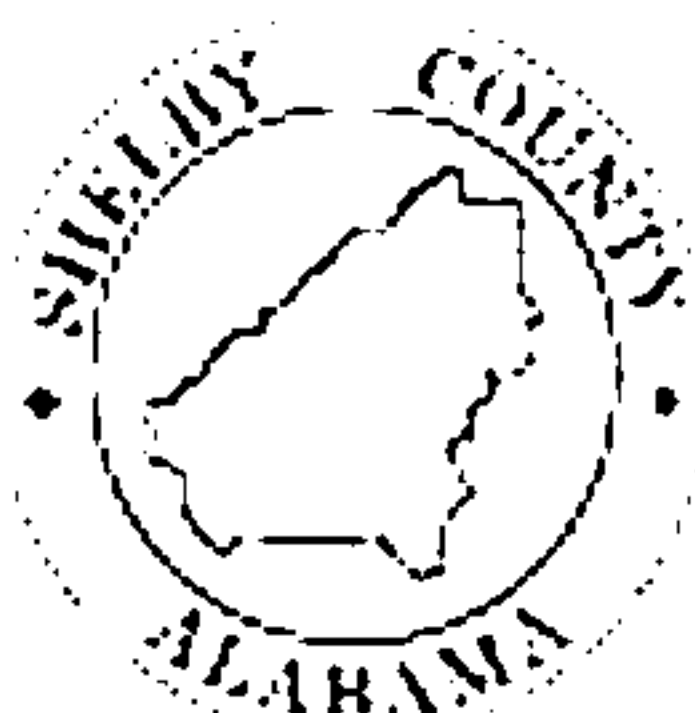
Date: 1/29/16

\_\_\_\_\_ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2016 08:26:59 AM  
\$35.00 CHERRY  
20160201000030780