

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

Send tax notice to:

JACQUELINE TORTOMASI
541 ROSEBURY RD
HELENA, AL 35080

CORPORATION FORM WARRANTY DEED

State Of Alabama

20160216000047540

Shelby County

02/16/2016 08:04:25 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty-Five Thousand Five Hundred Fifty and 00/100 Dollars (\$235,550.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 541 ROSEBURY RD, HELENA, AL 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 JACQUELINE TORTOMASI, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 342, ACCORDING TO THE AMENDED MAP HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 541 ROSEBURY RD , HELENA, AL 35080

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

1. Subject to:
2. Taxes for the current tax year and any subsequent years.
3. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
4. Mineral and mining rights, if any.
5. ASSESSMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. 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.
7. 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.
8. EASEMENT AS SET FORTH IN INST. NO 2006-4221

\$223,772.00 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 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 AMANDA WATSON its, COMPTROLLER/SECRETARY, who is authorized to execute this conveyance, hereto set its signature and seal this the 12th day of February, 2016.

NEWCASTLE CONSTRUCTION, INC.

Amanda Watson
BY: AMANDA WATSON
COMPTROLLER/SECRETARY

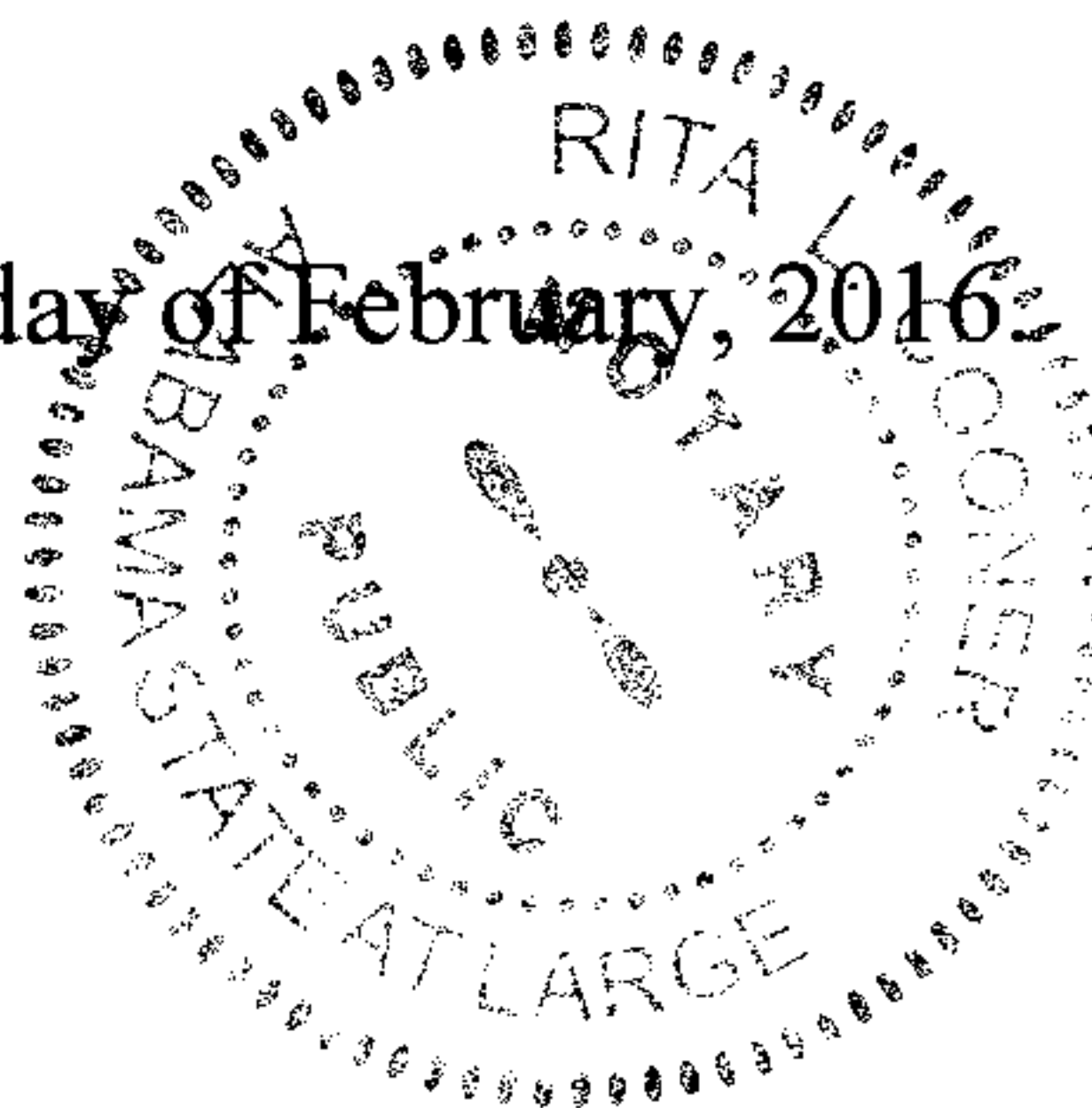
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that 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 12th day of February, 2016

Rita L. Cooner
NOTARY PUBLIC

My Commission Expires: 7/22/18



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: JACQUELINE TORTOMASI
 Mailing Address: 541 ROSEBURY RD Mailing Address: 541 ROSEBURY RD
 HELENA, AL 35080 HELENA, AL 35080

Property Address: 541 ROSEBURY RD Date of Sale: February 12th, 2016
 HELENA, AL 35080 Total Purchase Price: (\$235,550.00)
 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: 2/18/16
 _____ Unattested

Print: Laura L. Barnes, Closing Attorney
 Sign Jacqueline Tortomasi Grantor/Grantee/Owner/Agent) (circle one)

Jacqueline Tortomasi



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/16/2016 08:04:25 AM
 \$32.00 CHERRY
 20160216000047540

J. W. Fuhrmeister