

20160229000063390

02/29/2016 03:10:38 PM

DEEDS 1/3

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

Send tax notice to:

ANTHONY P. PHELPS and
KRISTY K. PHELPS
690 ROSEBURY RD
HELENA, AL 35080

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

State Of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Seven Thousand Nine Hundred Sixty-Five and 00/100 Dollars (\$287,965.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD SE, BESSEMER, AL 35022), in hand paid by the Grantees 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 ANTHONY P. PHELPS and KRISTY K. PHELPS, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 181, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE III, AS RECORDED IN THE MAP BOOK 39, PAGE 123 A, B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 690 ROSEBURY RD, 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, BUILDING LINES AND RESTRICTIONS 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
6. RESTRICTIOSN APPEARING OF RECORD IN INST. NO 2006-56760; INST 2007-1635 NO 2006 56759

7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST
NO 2006-61280 AND NO 2006-422215

\$273,566.00 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 Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its BETHANY DAVID, SECRETARY,
who is authorized to execute this conveyance, hereto set its signature and seal this the 26th day of
February, 2016.

NEWCASTLE CONSTRUCTION, INC.

Bethany David

BY: BETHANY DAVID, SECRETARY

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that BETHANY DAVID, 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.

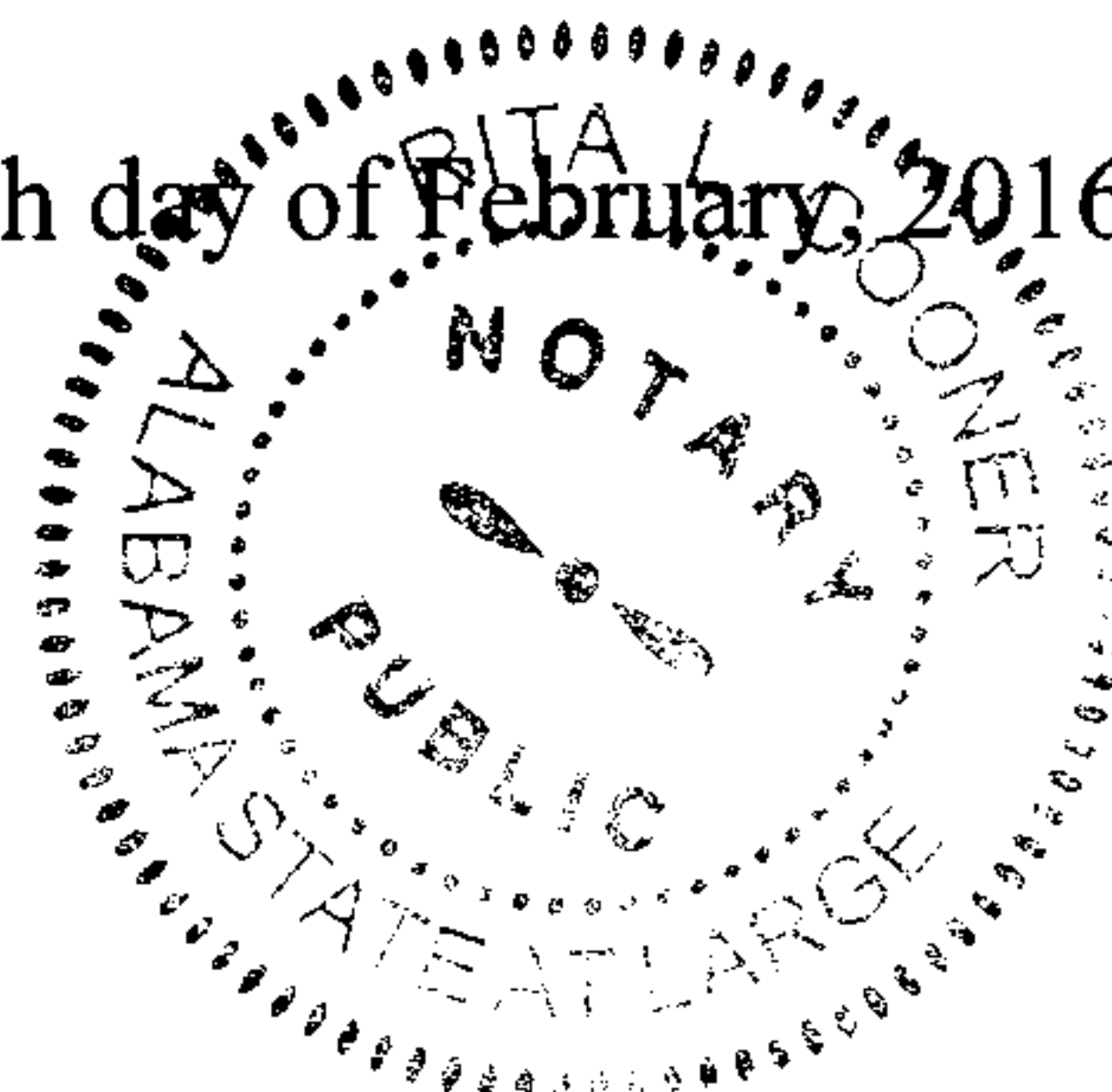
Given under my hand and official seal this 26th day of February, 2016.

Rita L. Cooner

NOTARY PUBLIC

My Commission Expires:

7/27/18



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: ANTHONY P. PHELPS and
KRISTY K. PHELPSMailing Address: 690 ROSEBURY RD
HELENA, AL 35080Mailing Address: 690 ROSEBURY RD
HELENA, AL 35080Property Address: 690 ROSEBURY RD
HELENA, AL 35080

Date of Sale: February 26th, 2016

Total Purchase Price: (\$287,965.00)

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☒ 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: 2/26/16

Print: Laura L. Barnes, Closing Attorney

☐ Unattested

Sign

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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/29/2016 03:10:38 PM
 \$34.50 DEBBIE
 20160229000063390

A handwritten signature in dark ink, appearing to read "Anthony P. Phelps".

ANTHONY P. PHELPS

A handwritten signature in dark ink, appearing to read "Kristy Kay Phelps".

KRISTY KAY PHELPS

KRISTY K PHELPS