

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

20160302000065650
Send tax notice to: 03/02/2016 08:06:33 AM
DEEDS 1/3
MELINDA WARD
4387 OLD CAHABA PARKWAY
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 Forty-Five Thousand Nine Hundred and 00/100 Dollars (\$245,900.00)* 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 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 MELINDA WARD AND CHRISTINA WARD, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2251, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA, AS RECORDED IN MAP BOOK 44, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4387 OLD CAHABA PARKWAY , 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. Right of way granted to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, Page 425; Lis Pendens Book 2, page 165 and Deed Book 156, page 203
5. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
6. Easement Alabama Power Company recorded in Inst. No. 2006082900042480 and Inst. No. 20091117000427870
7. Right of way to Bessemer Water recorded in Inst. No. 20080204000043240
8. Right of way to BellSouth recorded in Inst. No. 20051014000536920

9. Right of way granted to Alabama Power Coampny recorde din Inst. No. 20040629000354660
10. Restrictions appearing of record in Inst. No. 2014-39995

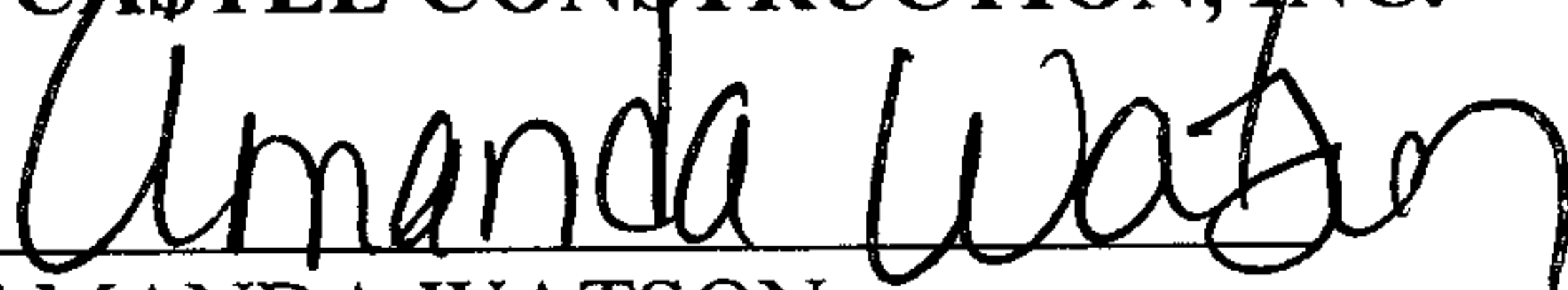
\$241,445.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 29th day of February, 2016.

NEWCASTLE CONSTRUCTION, INC.


BY: AMANDA WATSON
COMPTROLLER/SECRETARY

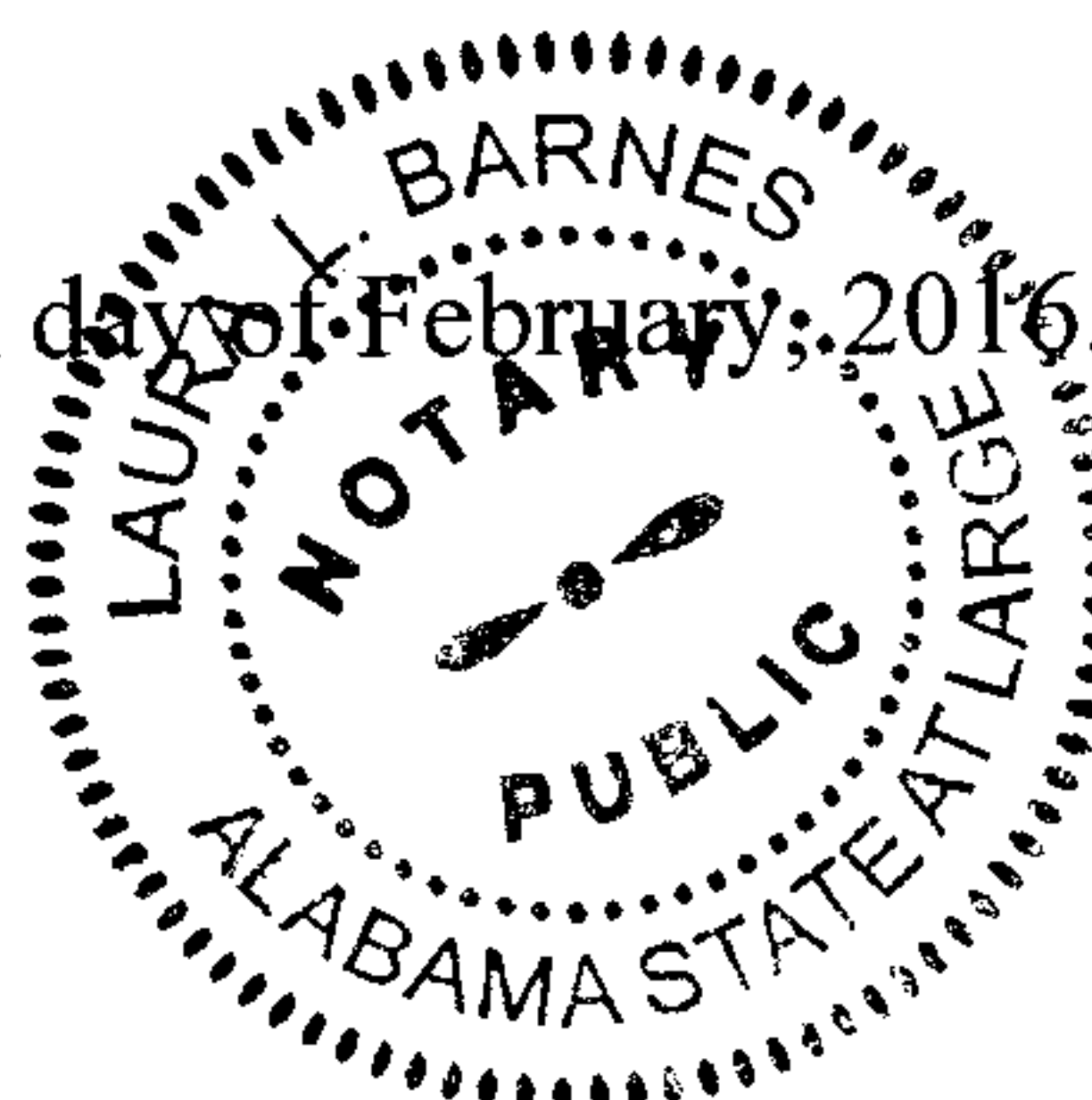
STATE OF ALABAMA
Shelby COUNTY

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 29th day of February, 2016.


NOTARY PUBLIC

My Commission Expires: 01/4/20



20160302000065650 03/02/2016 08:06:33 AM DEEDS 3/3
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: 4387 OLD CAHABA PARKWAY
HELENA, AL 35080

Grantee's Name: MELINDA WARD
Mailing Address: 4387 OLD CAHABA PARKWAY
HELENA, AL 35080

Property Address: 4387 OLD CAHABA PARKWAY
HELENA, AL 35080

Date of Sale: February 29th, 2016

Total Purchase Price: (\$245,900.00)

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: _____

Print: Laura L. Barnes, Closing Attorney

☐ Unattested

Sign

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

Melinda Ward

Christina Ward

M Ward

CC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 08:06:33 AM
\$24,500 CHERRY
20160302000065650

[Signature]