

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

Send Tax Notice To:
NEWCASTLE CONSTRUCTION, INC.
3978 PARKWOOD ROAD SE
BESSEMER, AL 35022

20160307000072680 03/07/2016 03:40:51 PM DEEDS 1/4

LIMITED LIABILITY COMPANY FORM WARRANTY DEED,

STATE OF ALABAMA
SHELBY COUNTY

**20150812000279260
08/12/2015 10:28:24 AM
DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS, That in consideration SEVEN HUNDRED FORTY THOUSAND AND 00/100-----DOLLARS (\$740,000.00)* to the undersigned Grantor, CHESHIRE LAND HOLDINGS, LLC, a limited liability company, (herein referred to as GRANTOR, whose mailing address is 122 BISHOP CIRCLE, PELHAM, AL 35124), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto NEWCASTLE ~~CONSTRUCTION, INC.~~ ~~XXX~~ (herein referred to as GRANTEEES), together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

****LAND HOLDINGS, LLC**

SEE ATTACHED EXHIBIT "A"

\$555,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

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. Restrictions appearing of record in LR 200664, page 585
6. Right of way granted to Alabama Power Company recorded in LR 200911, page 11243 and LR 201008, page 17650

TO HAVE AND TO HOLD to the said GRANTEEES 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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and

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its successors and assigns shall warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, CHESHIRE LAND HOLDINGS, LLC by its Member, CONNOR FARMER who is authorized to execute this conveyance, hereto set its signature and seal this 12 day of August, 2015

CHESHIRE LAND HOLDINGS, LLC
BY: CONNOR FARMER, MEMBER

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STATE OF ALABAMA
JEFFERSON COUNTY

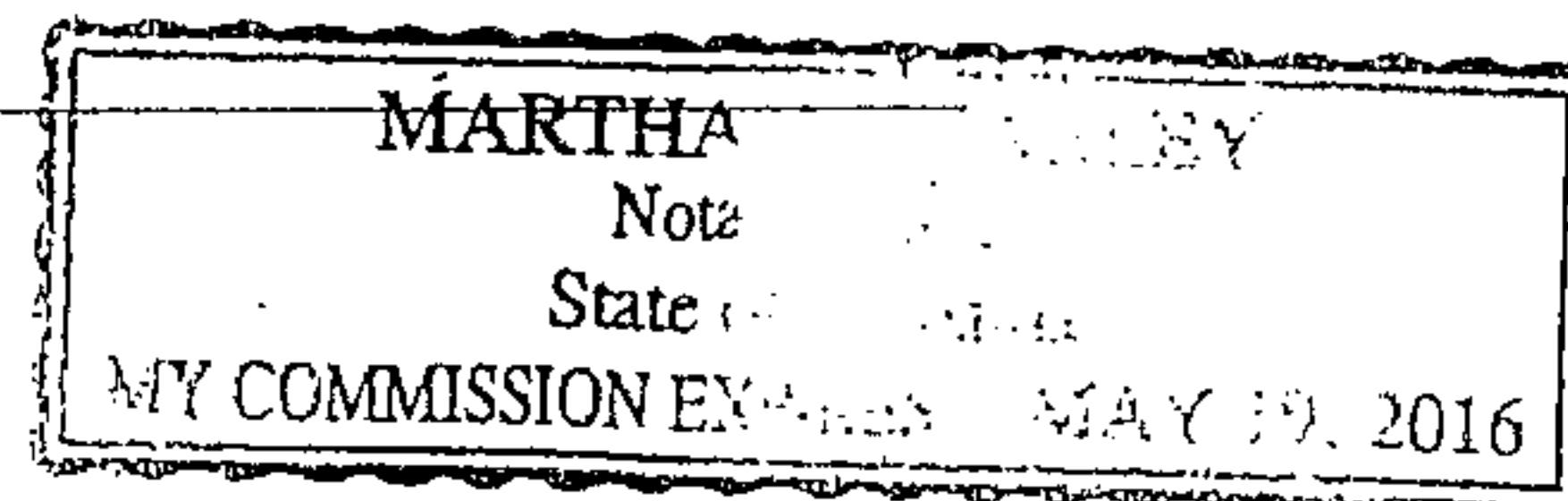
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CONNOR FARMER, as Member of CHESHIRE LAND HOLDINGS, LLC, a limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, 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 6th day of August, 2015

MARTHA A. KARLIS

Notary Public

My Commission Expires



Parcel I

Lots 94, 95, 96, 97, 98, 99, 100 and 101, according to the Survey of Cheshire Park Townhomes, as recorded in Map Book 41, Page 2, in the Probate Office of Jefferson County, Alabama.

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Parcel II

A parcel of land situated in the Northeast one quarter of Section 1, Township 20 South, Range 5 West, and the NW 1/4 of Section 6, Township 20, Range 4 West, Jefferson County, Alabama, being particularly described as follows:

Begin at a found capped rebar stamped HSE, said point marking the Northwest corner of Lot 101 Cheshire Parc Townhomes First Sector, as recorded in Map Book 41 Page 2 in the office of Judge Of Probate Jefferson County, Alabama; thence run South 50 Degrees 47 Minutes 41 Seconds East, along the Southwest line of said lot 101, for a distance of 120.03 feet, to a point; thence leaving said lot line run, South 39 Degrees 09 Minutes 35Seconds West, for a distance of 175.74 feet, to a point, said point lying on the east line of Section 1, Township 20 South, Range 5 West; thence run South 01 Degrees 22 Minutes 30 Seconds East, along said section line for distance of 261.65 feet, to a point; thence leaving said section line, run South 89 Degrees 55 Minutes 47 Seconds West, for a distance of 381.20 feet, to a point; thence run North 15 Degrees 37 Minutes 55 Seconds West, for a distance of 33.51 feet, to a point, said point also marking the beginning of a curve turning to the Left, having a radius of 320.00 feet, a central angle of 06 Degrees 37 Minutes 23 Seconds, a chord bearing of North 21 Degrees 56 Minutes 42 Seconds West, and a chord Distance of 36.97 feet; thence run along the arc of said curve 36.99 feet, to a point; thence run North 08 Degrees 27 Minutes 04 Seconds West, for a distance of 64.05 feet to a point; thence run North 18 Degrees 41 Minutes 51 Seconds East, for a distance of 38.10 feet, to a point, said point being on a curve turning to the Right, having a radius of 195.00 feet, a central angle of 34 Degrees 31 minutes 27 Seconds, a chord bearing of North 54 Degrees 02 Minutes 25 Seconds West, and a chord distance of 115.73 feet; thence run 117.50 feet along the arc of said curve to a point, said point marking the beginning of a curve turning to the Left, having a radius of 155.00 feet, a central angle of 55 Degrees 40 Minutes 16 Seconds, a chord bearing of North 64 Degrees 36 Minutes 53 Seconds West, and a chord distance of 144.75 feet; thence run 150.60 feet along the arc of said curve to a point; thence run North 16 Degrees 10 Minutes 58 Seconds West, for a distance of 40.93 feet, to a point, said point marking the beginning of a curve turning to the left, having a radius of 195.00 feet, a central angle of 13 Degrees 47 Minutes 44 Seconds, a chord bearing of South 88 Degrees 24 Minutes 33 Seconds East, and a chord distance of 46.84 feet; thence run 46.95 feet along the arc of said curve, to a point; thence run North 38 Degrees 59 Minutes 42 Seconds East for a distance of 488.08 feet to a point, said point being on the south line of the common area, as Shown on Cheshire Parc Townhomes First Sector Phase Four, as recorded in Map book 43 Page 21, in the office of Judge Of Probate Jefferson County, Alabama, said point being on a curve turning to the Left, having a radius of 524.99 feet, a central angle of 06 Degrees 27 Minutes 57 Seconds, a chord bearing of South 47 Degrees 37 Minutes 55 Seconds East, and a chord distance of 59.21 feet; thence run 59.25 feet along the arc of said curve and along said South Subdivision line, to a point; thence run South 50 Degrees 51 Minutes 53 Seconds East for a distance of 15.79 feet to a point, said point marking the beginning of a curve turning to the Left having a radius of 25.00 feet a central angle of 90 Degrees 00 Minutes 02 Seconds, a chord bearing of South 05 Degrees 44 Minutes 10 Seconds East, and a chord distance of 35.36 feet; thence run 39.27 along the arc of said curve, to a point; thence run South 50 Degrees 46 Minutes 32 Seconds East, for a distance of 40.00 feet, to a point, said point marking the beginning of a curve turning to the right, having a radius of 25 feet, a central angle of 90 Degrees 00 Minutes 00 Seconds, a chord bearing of North 84 Degrees 15 Minutes 50 Seconds East, and a chord distance of 35.36 feet: thence run 39.27 feet along the arc of said curve, to a point; thence run South 50 Degrees 51 Minutes 25 Seconds East, for a distance of 149.70 feet, to a point, said point marking the beginning of a curve turning to the Right, having a radius of 25.00 feet, a central angle of 90 Degrees 16 Minutes 05 Seconds, a chord bearing of South 05 Degrees 50 Minutes 58 Seconds East, and a chord distance of 35.44 feet; thence run 39.39 feet along the arc of said curve, to a point; thence run South 39 Degrees 16 Minutes 37 Seconds West, for a distance of 37.08 feet, to a point; thence run South 50 Degrees 43 Minutes 23 Seconds East, for a distance of 40.00 feet, to a point; thence run North 39 Degrees 12 Minutes 37 Seconds East, for a distance of 66.35 feet, to the Point Of Beginning.

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Real Estate Sales Validation Form

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

Grantor's Name:	CHESHIRE LAND HOLDINGS, LLC	Grantee's Name:	NEWCASTLE LAND HOLDINGS, LLC
Mailing Address:	122 Bishop Circle Pelham, AL 35124	Mailing Address:	3978 Parkwood Road Bessmer, al 35022
Property Address:	CHESHIRE PARK TOWNHOMES HELENA, AL 35080	Date of Sale:	August 4th, 2015
		Total Purchase Price:	(\$740,000.00)
		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: _____

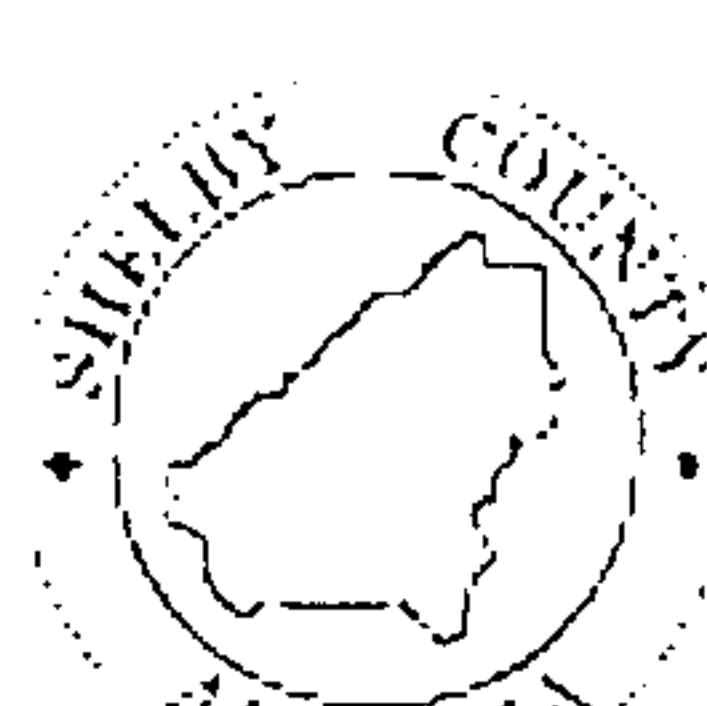
Print: Laura L. Barnes, Closing Attorney

Sign

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2016 03:40:51 PM
\$24.00 CHERRY
20160307000072680



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/12/2015 10:28:24 AM
\$208.00 CHERRY
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