

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

Send tax notice to:

DOROTHY C. BAILEY
228 SHELBY FARMS BND
ALABASTER, AL 35007

CORPORATION FORM WARRANTY DEED

State Of Alabama	20160321000090650	20160318000087640
	03/21/2016 03:13:13 PM	03/18/2016 03:51:49 PM
Shelby County	CORDEED 1/3	DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty-Four Thousand One Hundred Forty and 00/100 Dollars (\$234,140.00)* 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 DOROTHY C. BAILEY, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 87, ACCORDING TO THE SURVEY OF FINAL PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK ~~36~~³⁸ PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 228 SHELBY FARMS BND, ALABASTER, AL 35007

*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. Restrictiosn appearing of record in INst. No. 2012-48945; Inst. No. 2012-48946; Inst. No. 2008-12962; Inst. No 2012-48941 and Inst. No. 2012-49942
5. Right of way granted to Alabama Power Company recorded in INst. No. 2007-51629
6. Right of way granted to AT&T recorded in Real Volume 166, page 653

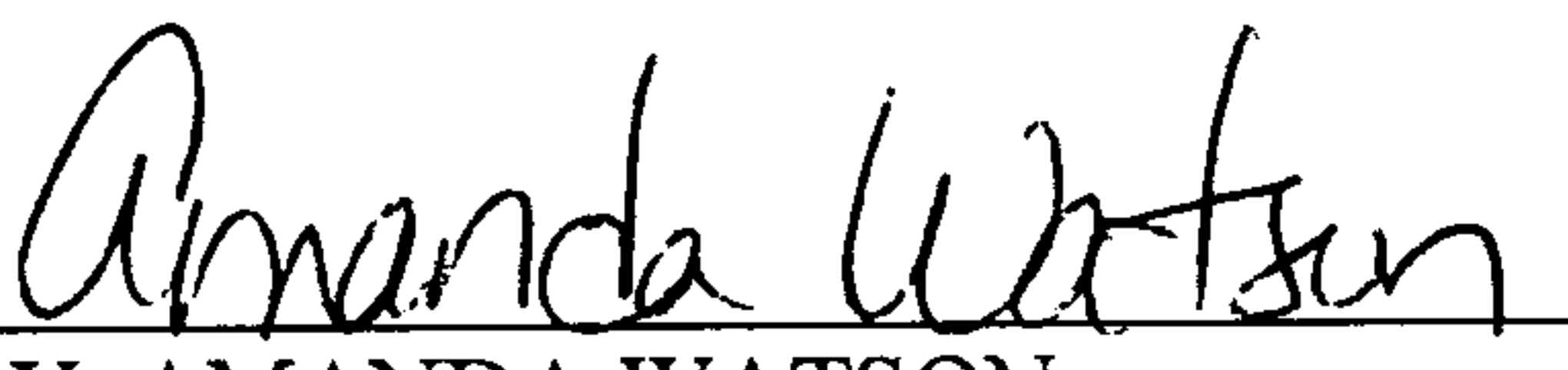
\$224,094.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 its COMPTROLLER/SECRETARY, AMANDA WATSON, who is authorized to execute this conveyance, hereto set its signature and seal this the 18th day of March, 2016.

NEWCASTLE CONSTRUCTION, INC.

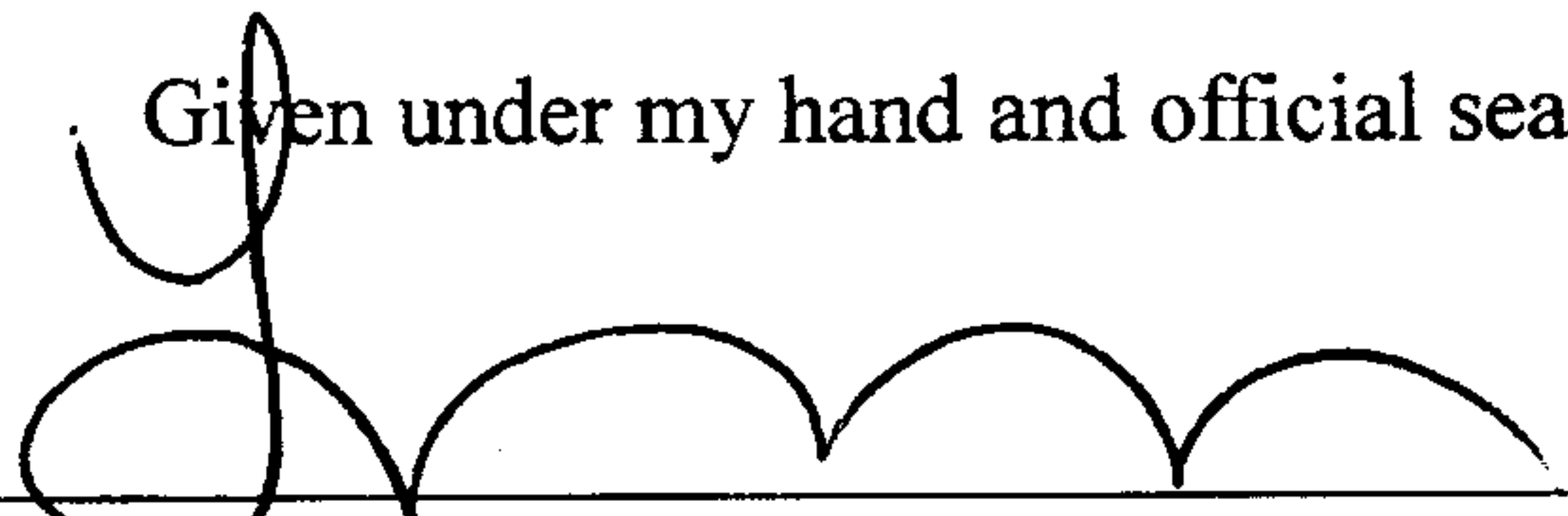

BY: AMANDA WATSON
COMPTROLLER/SECRETARY

STATE OF ALABAMA

JEFFERSON COUNTY

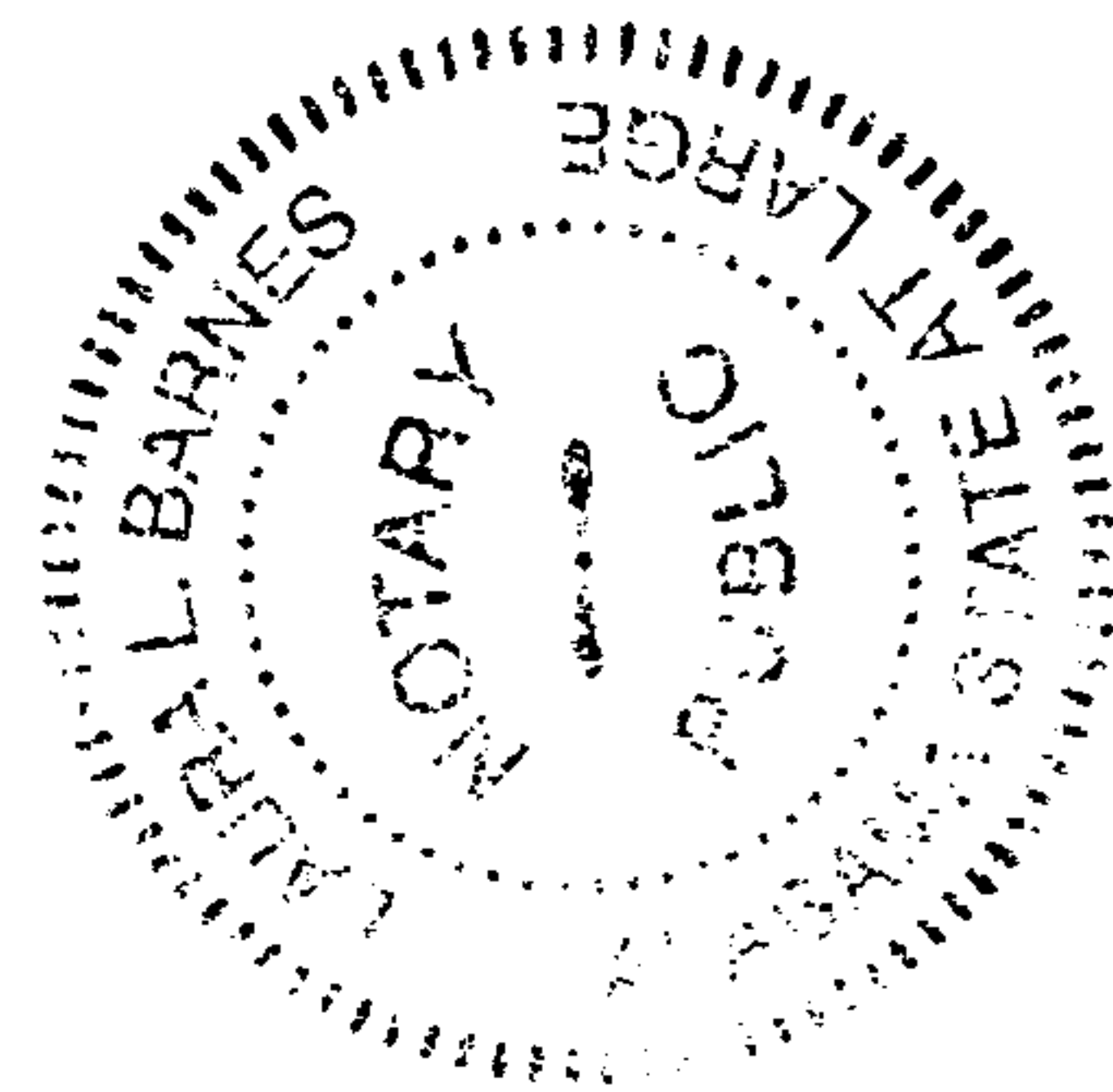
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON, COMPTROLLER/SECRETARY of NEWCASTLE CONSTRUCTION, INC., a limited liability corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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 18th day of March, 2016.


NOTARY PUBLIC

My Commission Expires:

2/4/20



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

20160321000090650 03/21/2016 03:13:13 PM CORDEED 3/3

Grantor's Name: NEWCASTLE CONSTRUCTION, INC.
Mailing Address: 228 SHELBY FARMS BND
ALABASTER, AL 35007

Grantee's Name: DOROTHY C. BAILEY
Mailing Address: 228 SHELBY FARMS BND
ALABASTER, AL 35007

Property Address: 228 SHELBY FARMS BND
ALABASTER, AL 35007

Date of Sale: March 18th, 2016

Total Purchase Price: (\$234,140.00)

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
_____ Sales Contract
_____ X _____ Closing Statement
_____ Appraisal
_____ Other Tax Assessment

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).

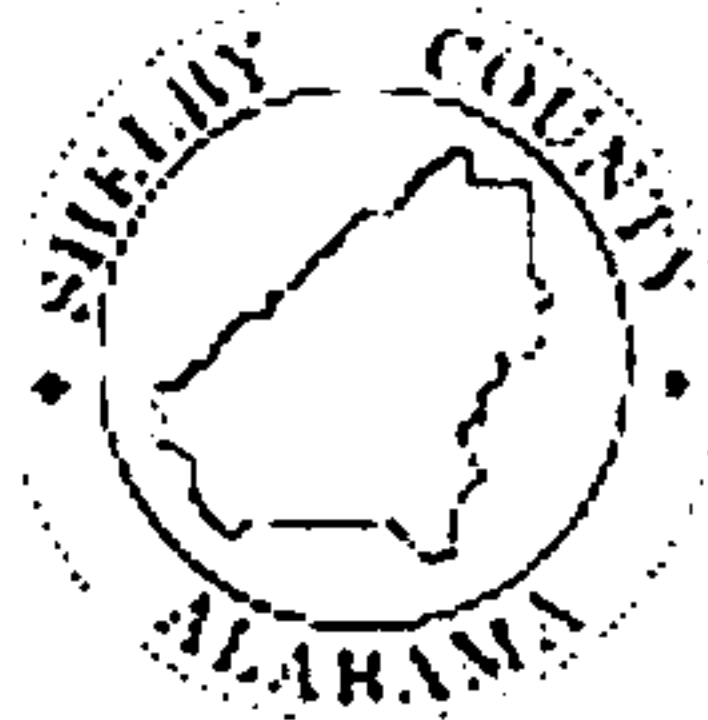
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 3/18/16
_____ Unattested

Sign

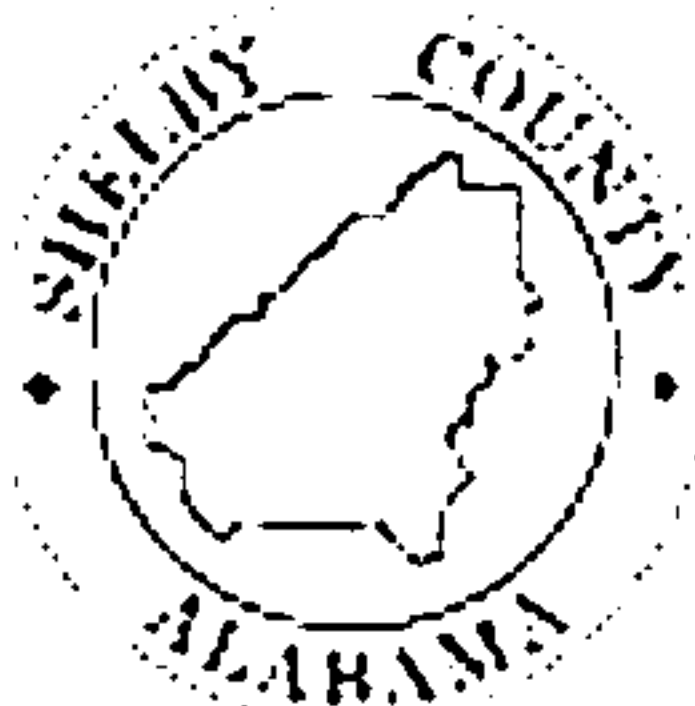
Print: Laura L. Barnes, Closing Attorney

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/18/2016 03:51:49 PM
\$30.50 CHERRY
20160318000087640

[Signature]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$21.00 CHERRY
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[Signature]