

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
MELISSA S THOMASON
TIMOTHY J MCINTYRE JR
302 APPLEFORD Rd
HELENA, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

20160719000251820
07/19/2016 12:07:31 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Two Thousand Four Hundred and 00/100 Dollars (\$272,400.00)* to the undersigned Grantor, NEWCASLTE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD, BESSEMER, ALABAMA 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 MELISSA S THOMASON and TIMOTHY J MCINTYRE JR, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 257A, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE I, AS RECORDED IN MAP BOOK 39, PAGE 14. A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 302 APPLEFORD 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 RESTRCITIONS AS SHOWN ON RECORDED MAP
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO 2006-56760; INST. 2007-1635 AND INST. NO 2006-56759
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST NO. 2006-61280 AND INST. NO 2006-42215

\$231,540.00 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 said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set its hand and seal this the 18th day of July.


NEWCASLTE CONSTRUCTION,
INC.

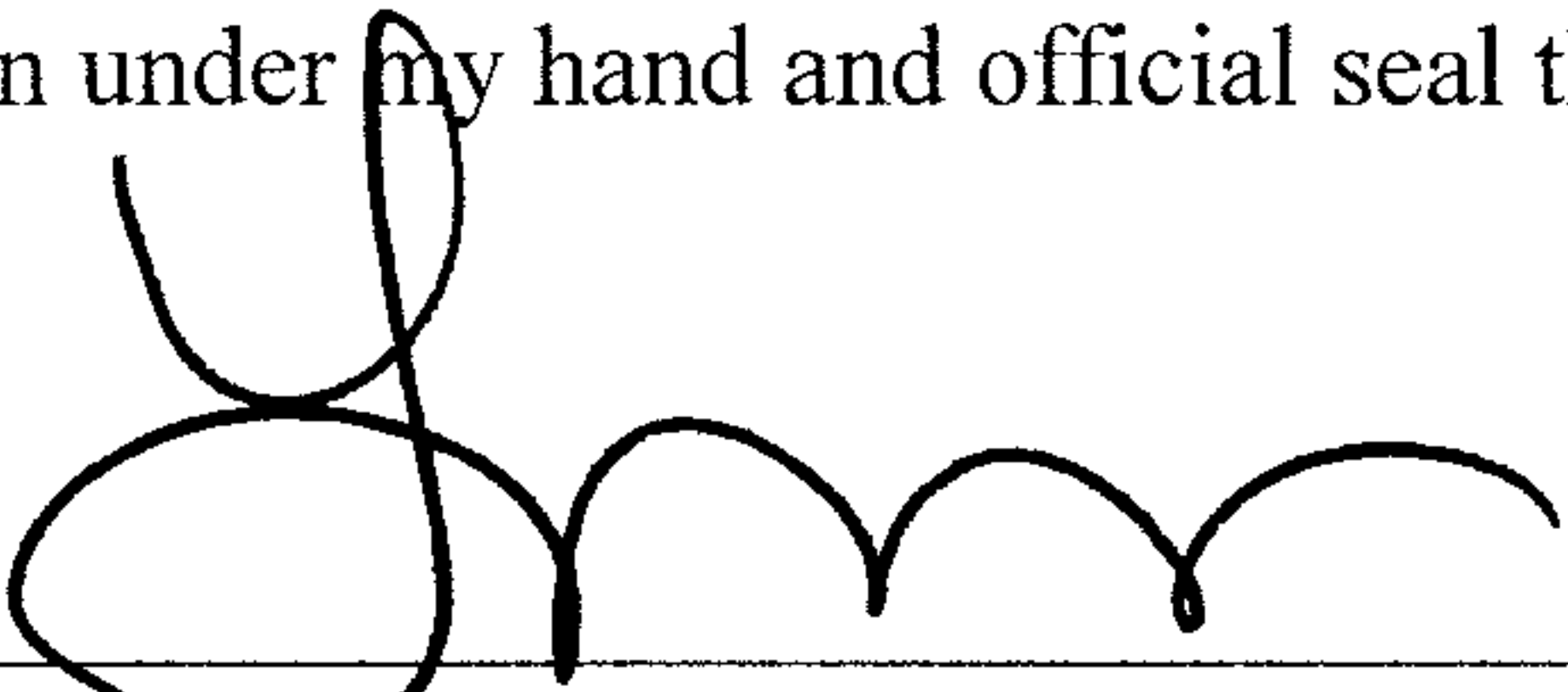
BY BETHANY DAVID, SECRETARY



STATE OF ALABAMA
JEFFERSON COUNTY

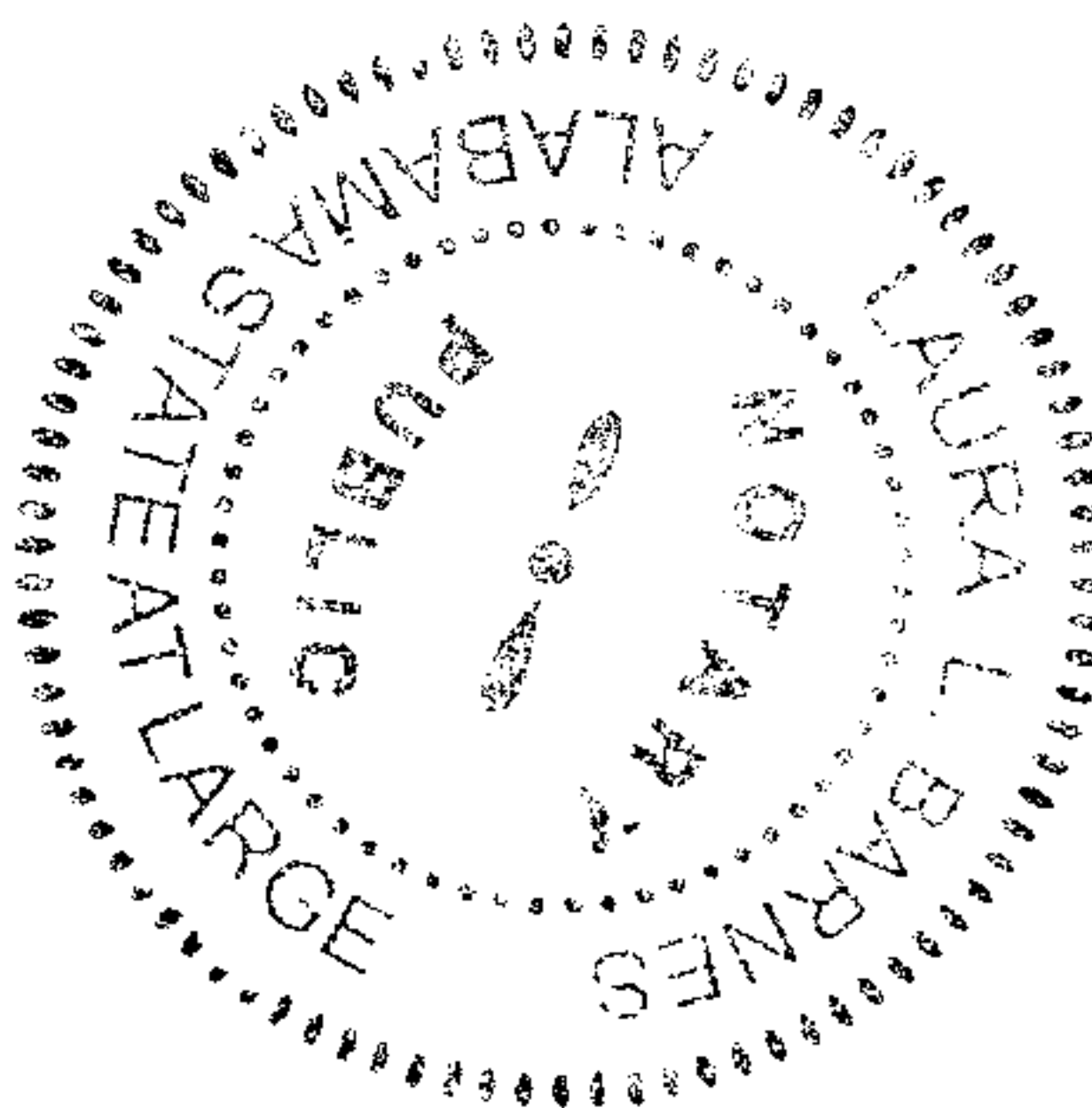
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASLTE CONSTRUCTION, INC., whose name is BY BETHANY DAVID SECRETARY signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2016.



NOTARY PUBLIC

My Commission Expires: 2/4/20



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: NEWCASLTE CONSTRUCTION, INC.

Grantee's Name: MELISSA S THOMASON and TIMOTHY J MCINTYRE JR

Mailing Address: 3978 PARKWOOD ROAD
BESSEMER, AL 35022Mailing Address: 302 APPLEFORD Rd
HELENA, AL 35080Property Address: 302 APPLEFORD Rd
HELENA, AL 35080

Date of Sale: July 18th, 2016

Total Purchase Price: (\$272,400.00)

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.

InstructionsGrantor'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)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/19/2016 12:07:31 PM
 \$62.00 CHERRY
 20160719000251820

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".