

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

Send Tax Notice To:  
GLENN ORTON  
CHERYL F ORTON  
338 APPLEFORD ROAD  
HELENA, AL 35080

20160816000292330  
08/16/2016 10:53:54 AM  
DEEDS 1/3

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Three Thousand Eight Hundred Ninety-Two and 00/100 Dollars (\$283,892.00)\* to the undersigned Grantor, NEWCASTLE 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 GLENN ORTON AND CHERYL F ORTON, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 261, ACCORDING TO THE SURVEY OF AMENDED MAP HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 338 APPLEFORD ROAD, 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 AND BUILDING LINES 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 HEREIN.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. 2006-56760 INS. NO. 2007-1635 INST. NO 2006-56759 INST. NO. 2006-31649 AND INST. 2006-58307.
7. EASEMENT AS SET FORTH IN INST. NO 2006-42215

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, his/her 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.

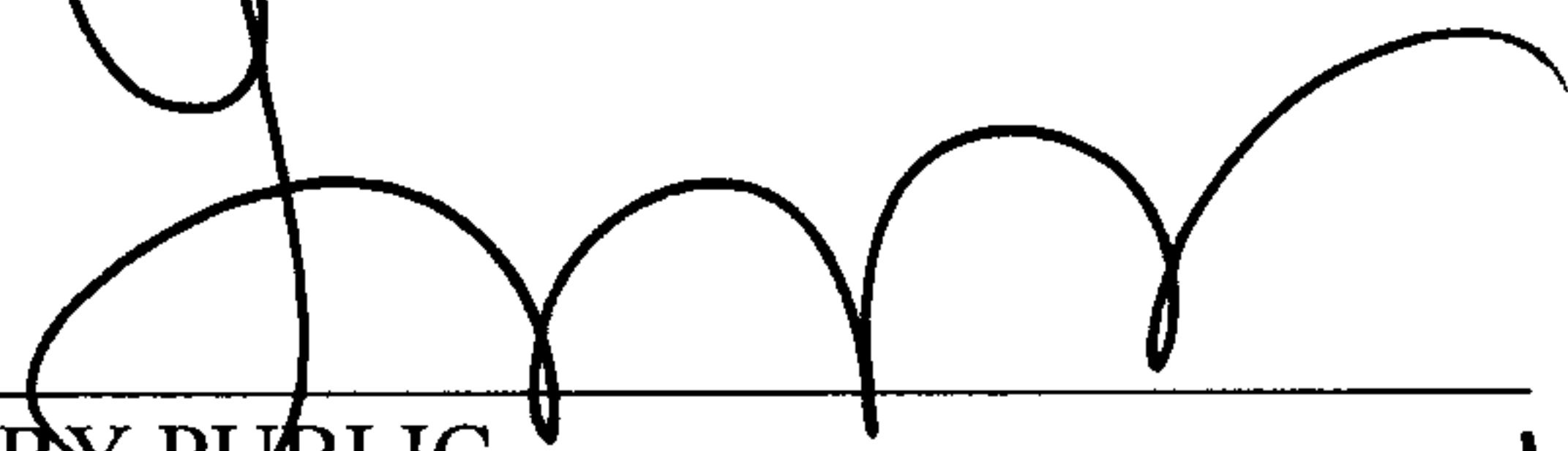
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 12th day of August, 2016

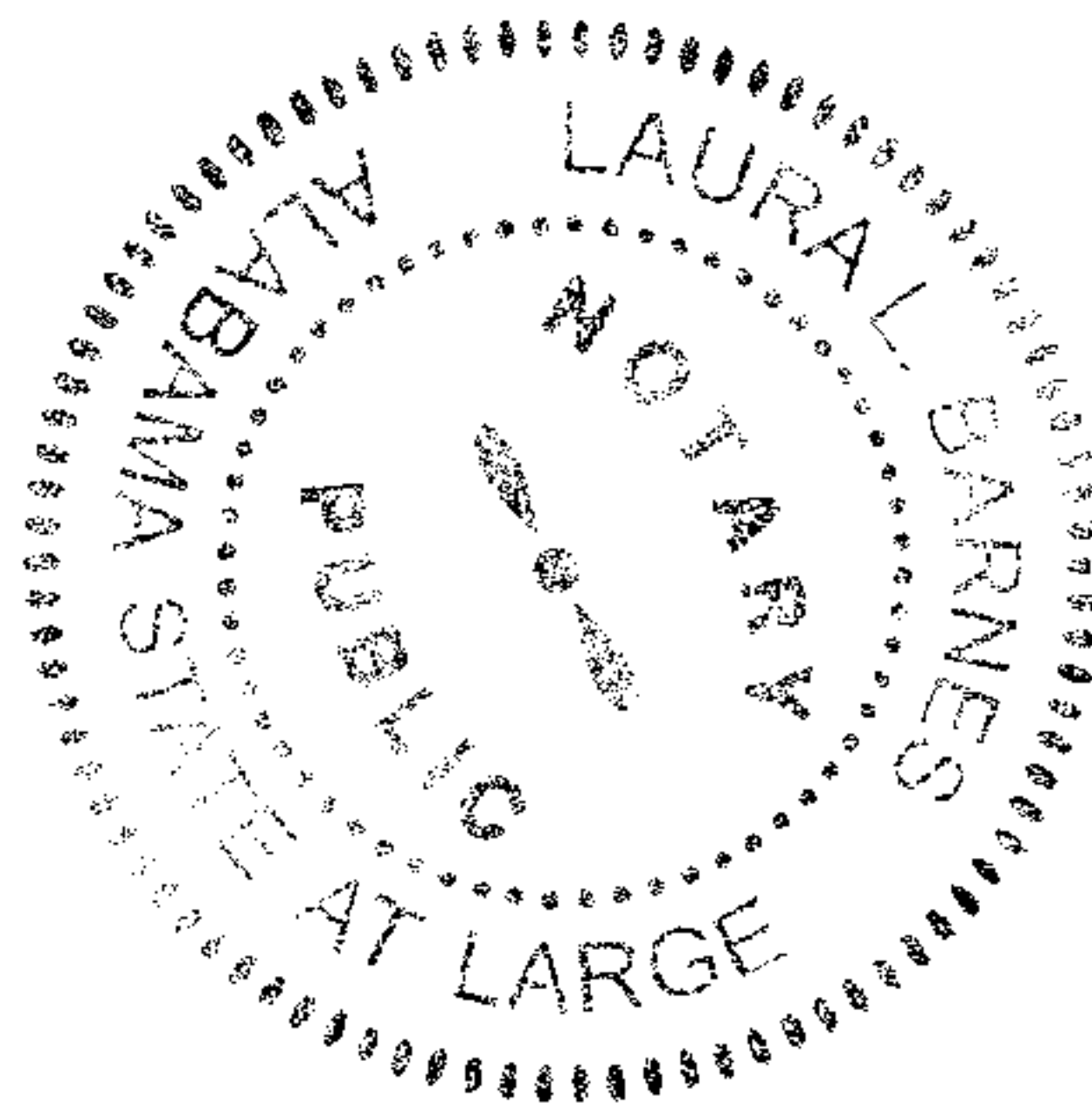
  
NEWCASTLE CONSTRUCTION, INC.  
BETHANY DAVID, SECRETARY

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASTLE, whose name is 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 12th day of August, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 7/11/20



*J. W. Foster*