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, PRIVILEDGES 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

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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 haes 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

Sterrang a wid Severy	
NEWCASTLE CONSTRUCTION, INC.	
RETHANY 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:

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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:	NEWCASTLE	Grantee's Name: GLENN ORTON and CHERYL ORTON		
Mailing Address:	3978 PARKWOOD ROAD BESSEMER, AL 35022 HEL	Mailing Address: 338 APPLEFORD ROAD ENA. AL 35080		
	DD000111D1C, 11D 00002 11DD	DI 17 1, 7 1D 55000		
Property Address:	338 APPLEFORD ROAD		Date of Sale: August 12th, 2016	
	HELENA, AL 35080	Total Purchase Price: (\$283,892.00)		
		Actual Value:	\$	
		Or Assessor's Market Value:	©	
		Assessor s warker value.	Ф	
The purchase price or	actual value claimed on this form car	n be verified in the following docur	nentary evidence: (check one) (Recordation of	
documentary evidence				
Bill	of Sale	Appraisal		
	raisal	Other Tax Assessment		
Sale	es Contract			
X	Closing Statement			
If the conveyance does	imant presented for recordation conti	aina all af tha required information	mafananaad ahaasa dha Ciina - Cdhi - Coosii	
required.	iment presented for recordation conta	ams an or the required information	referenced above, the filing of this form is not	
roquirou.				
		Instructions		
Grantor's name and ma	iling address- provide the name of th	ne person or persons conveying inte	erest to property and their current mailing address.	
	illing address- provide the name of th		· · · · · · · · · · · · · · · · · ·	
T) , 11 ,1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 10 11 1 - 0 0		
_	physical address of the property being	g conveyed, if available. Date of Sa	ale- the date on which interest to the property was	
conveyed.				
Total purchase price -t	he total amount paid for the purchase	e of the property, both real and pers	sonal, being conveyed by the instrument offered	
for record.	no total alliount para for the parellast	or the property, courred and per-	somar, being conveyed by the mountainem offered	
Actual value- if the pro	perty is not being sold, the true value	e of the property, both real and per	sonal, being conveyed by the instrument offered	
	e evidenced by an appraisal conducte	_	The state of the s	
· · · · · · · · · · · · · · · · · · ·				
			alue, excluding current use valuation, of the	
- + <i>-</i>	by the local official charged with the		1 19 1	
	g property for property tax purposes	will be used and the taxpayer will	be penalized pursuant to Code of Alabama 1975	
§ 40-22-1 (h).	1 1 1 1 1 0 1 1 1 0			
			t is true and accurate. I further understand that any	
	a on this form may result in the impo		Code of Alabama 1975 § 40-22-1 (h).	
Date: Unattested		Print: Laura L. Barnes, Clos	ing Attorney	
Onanesieu	Sign	Granton/Guantaa/Oursel	Voirolo de d	
		Grantor/Grantee/Owner/Agent	Circle die	
		1 78		

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/16/2016 10:53:54 AM

\$305.00 CHERRY 20160816000292330

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