

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

Send Tax Notice To:  
JOHN PHILLIPS UPDEGRAFF

128 ASHLEIGH ROAD  
HELENA, AL 35080

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

**20160830000314890**

STATE OF ALABAMA

**08/30/2016 03:32:35 PM**

**DEEDS 1/3**

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Seven Thousand and 00/100 Dollars (\$277,000.00)\* 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 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 JOHN PHILLIPS UPDEGRAFF AND LACEY NICHOLE UPEDGRAFF, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 328, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

Property address: 128 ASHLEIGH 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:

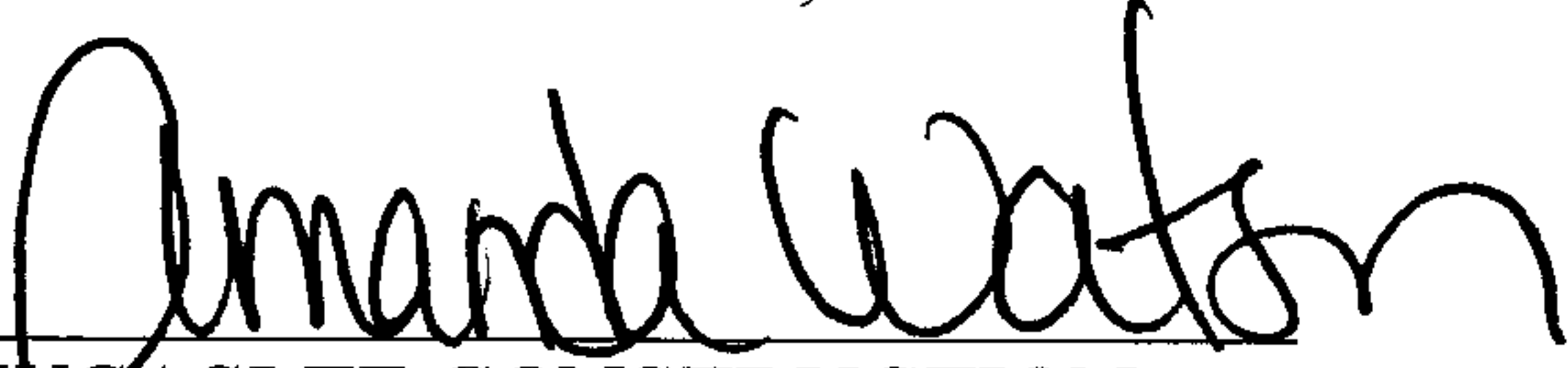
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. TITLE TO ALL MINERALS WITHIN 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

\$271,982.00 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, 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 Grantee, his/her 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 his/her 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, said Grantor has hereunto set its hand and seal this the 30th day of August 2016.



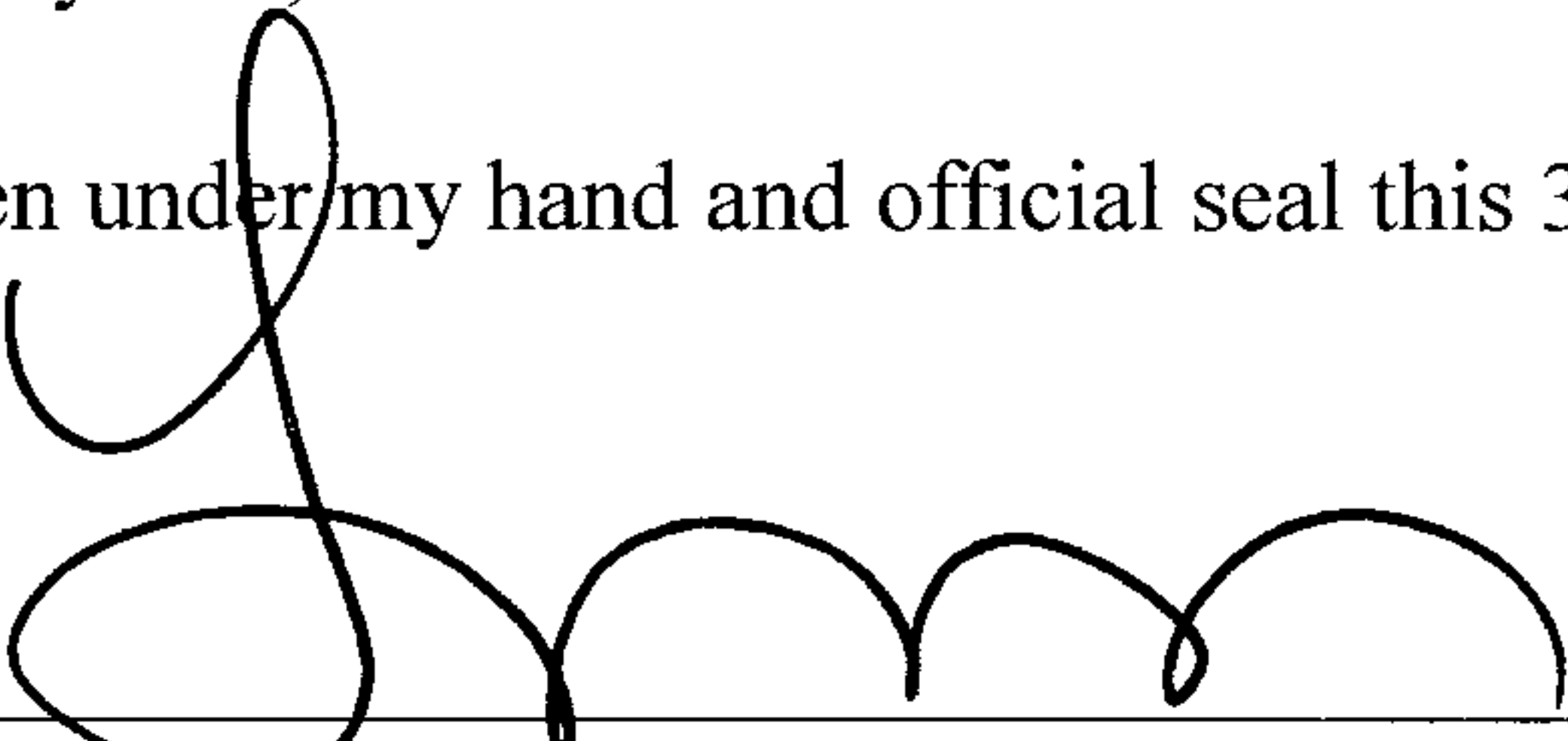
NEWCASTLE CONSTRUCTION,  
INC.

BY AMANDA WATSON COMPTROLLER

STATE OF ALABAMA  
JEFFERSON COUNTY

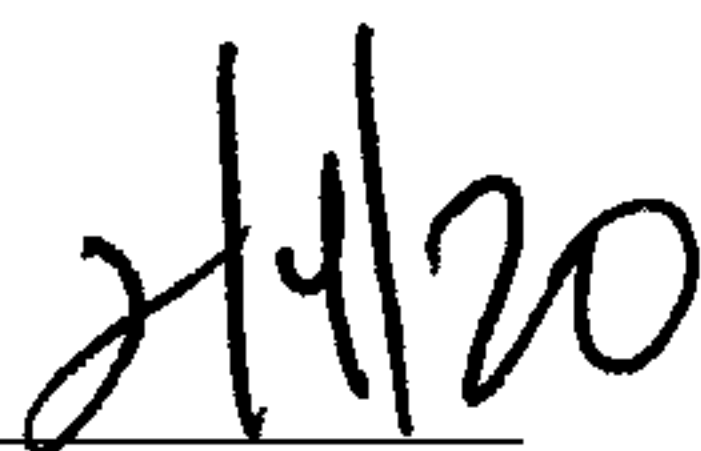
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASTLE CONSTRUCTION, INC., whose name is BY AMANDA WATSON COMPTROLLER signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the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

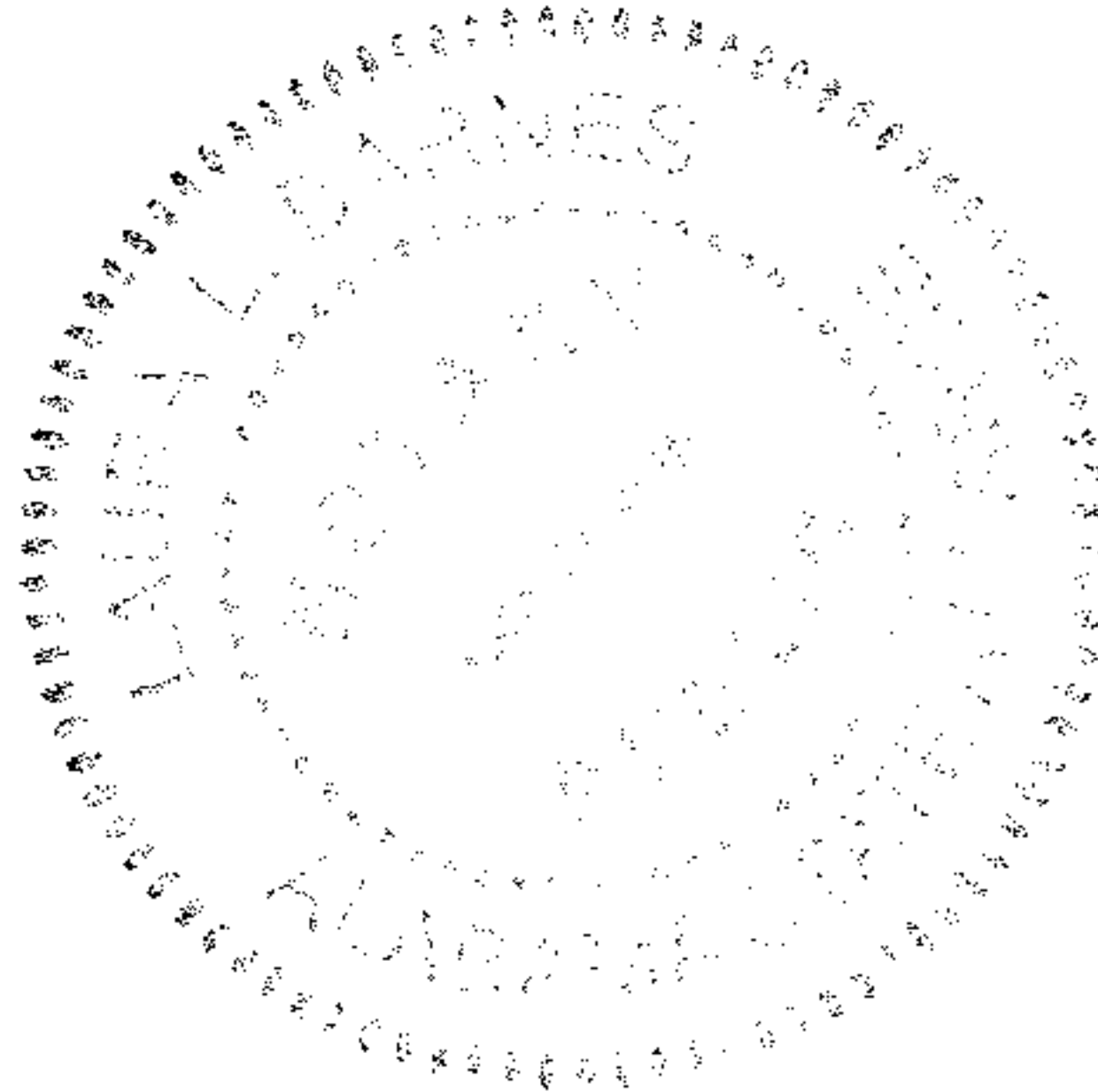
Given under my hand and official seal this 30th day of August, 2016.



NOTARY PUBLIC

My Commission Expires:





**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.  
 Mailing Address: 3978 PARKWOOD ROAD  
 BESSEMER, AL 35022

Grantee's Name: JOHN PHILLIPS UPDEGRAFF  
 Mailing Address: 128 ASHLEIGH ROAD  
 HELENA, AL 35080

Property Address: 128 ASHLEIGH ROAD  
 HELENA, AL 35080

Date of Sale: August 30th, 2016  
 Total Purchase Price: (\$277,000.00)  
 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  
 \_\_\_\_\_ Sales Contract  
 \_\_\_\_\_ X \_\_\_\_\_ Closing Statement  
 \_\_\_\_\_ 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: 8/30/16  
 \_\_\_\_\_ 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  
 08/30/2016 03:32:35 PM  
 \$26.50 CHERRY  
 20160830000314890