

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

Send Tax Notice To:

TERESA HANDLEY VON KANEL
4435 OLD CAHABA PARKWAY
HELENA, AL 35080

WARRANTY DEED

20161114000418410
11/14/2016 12:43:41 PM
DEEDS 1/3

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Eight Thousand Two Hundred Seventy and 00/100 Dollars (\$278,270.00)* 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 TERESA HANDLEY VON KANEL, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2214, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 2, AS RECORDED IN MAP BOOK 45, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4435 OLD CAHABA PARKWAY , 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. Restrictions appearing of record in Inst. No. 2014-39995
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 230 PAGE 113 INSTRUMENT NO 2015-19045

\$264,356.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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 its hand and seal this the 12th day of November.

Bethany David

NEWCASTLE CONSTRUCTION,
INC.

BY BETHANY DAVID

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 BETHANY DAVID 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.

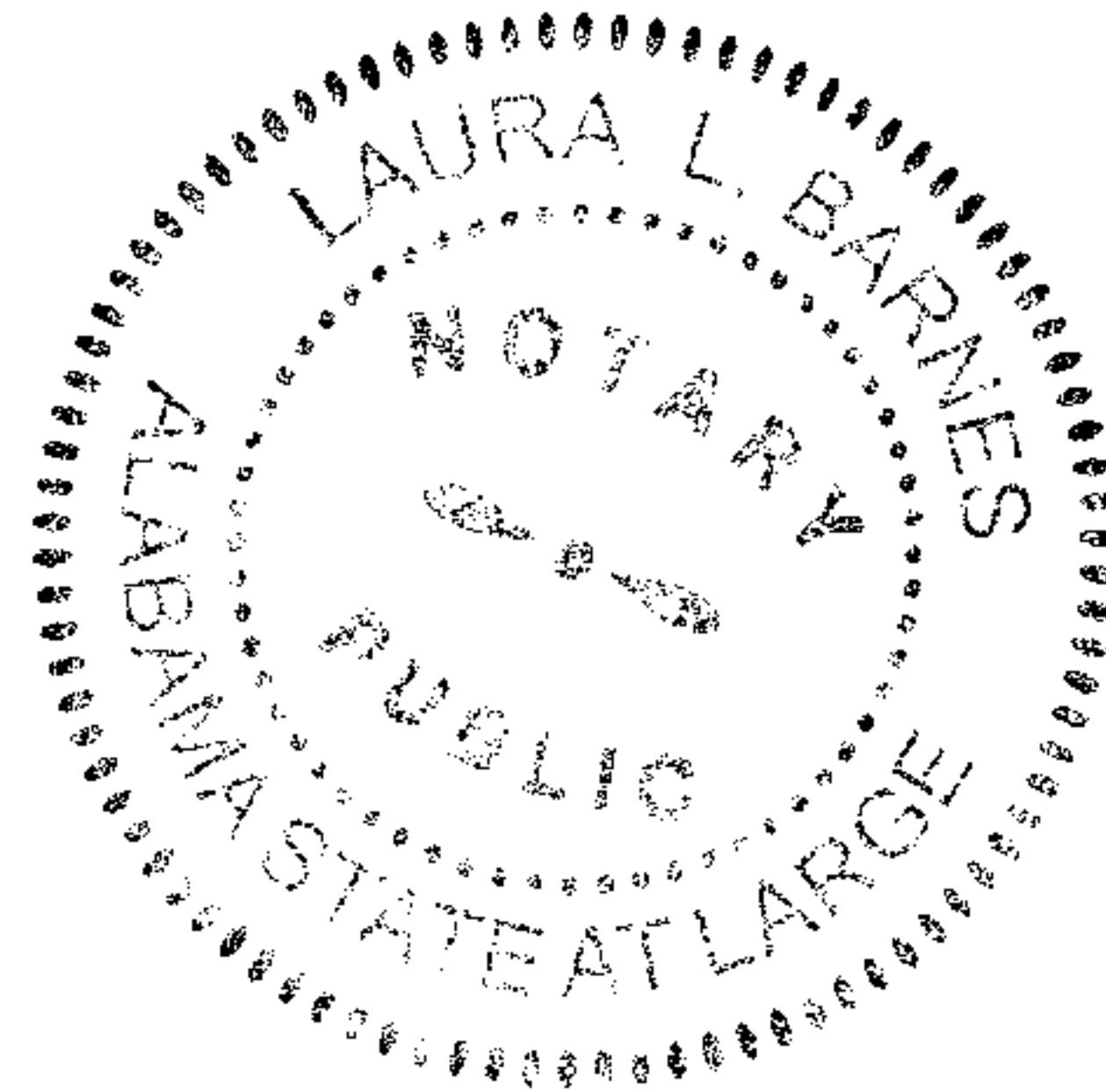
Given under my hand and official seal this 12th day of November, 2016.

[Signature]

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: NEWCASTLE CONSTRUCTION, INC.

Grantee's Name: MICHAEL ALLEN VON KANEL and
TERESA HANDLEY VON KANELMailing Address: 3978 PARKWOOD ROAD
BESSEMER, AL 35022Mailing Address: 4435 OLD CAHABA PARKWAY
HELENA, AL 35080Property Address: 4435 OLD CAHABA PARKWAY
HELENA, AL 35080Date of Sale: November 12th, 2016
Total Purchase Price: (\$278,270.00)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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> 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: 11/12/16

Print: Laura L. Barnes, Closing Attorney

☐ UnattestedSign: _____
(Grantor/Grantee/Owner/Agent) (circle one)

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/14/2016 12:43:41 PM
 \$35.00 CHERRY
 20161114000418410

A handwritten signature in black ink, appearing to read "Laura L. Barnes", is written over the signature line.