

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

Send Tax Notice To:
HUGH DAVIS
DIANA DAVIS

20161118000426370
11/18/2016 04:05:01 PM
DEEDS 1/4

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$3,750.00)* to the undersigned Grantor, NEWCASTLE DEVELOPMENT, LLC, (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 HUGH DAVIS and DIANA DAVIS, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Property address: LOT 10, 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. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 242, PAGE 426; VOLUME 317, PAGE 486 AND VOLUME 320, PAGE 339.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN INST. NO 1998-41877 AND VOLUME 253, PAGE 535.
6. RIGHT OF WAY GRANTED TO THE CITY OF PELHAM RECORDED IN INST NO 1998-37987 AND REAL 178, PAGE 972.

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 17th day of November.



NEWCASTLE DEVELOPMENT,
LLC

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 DEVELOPMENT, LLC, 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 17th day of November, 2016.


NOTARY PUBLIC

My Commission Expires:

10/2/18

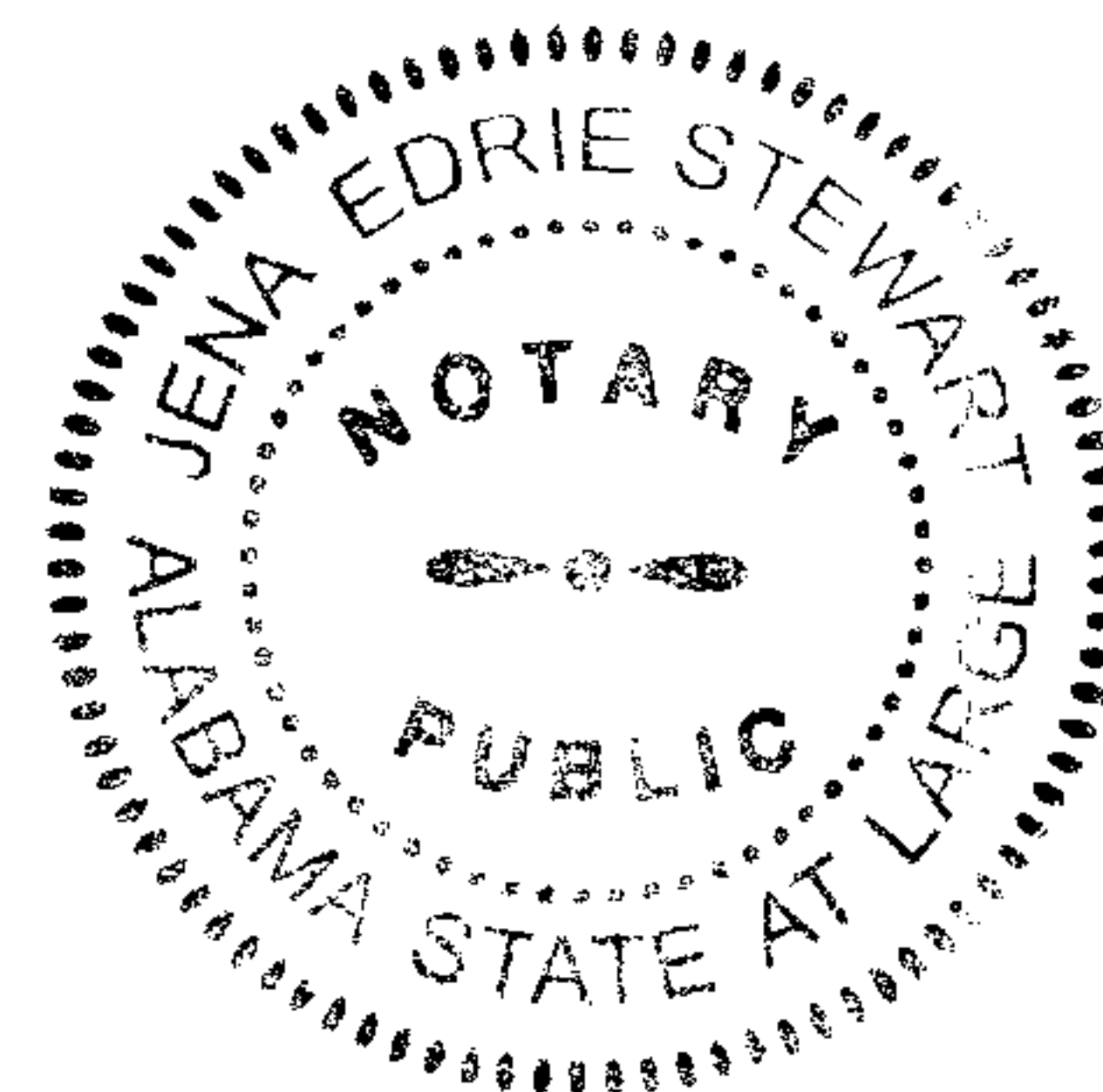


EXHIBIT "A"

A tract of land situated in the NE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 10, Block 3, according to the survey of Cahaba Valley Estates – Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama; thence run South along the West line of said Lot 10, Block 3 for 138.50 feet; thence leaving said West line of said Lot 10, Block 3, turn an interior angle to the left of 90°16'55" and run Westerly 55.00 feet; thence turn an interior angle to the left of 89°43'05" and run Northerly for 138.50 feet; thence turn an interior angle to the left of 90°16'55" and run Easterly for 55.00 feet to the point of beginning.

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 DEVELOPMENT, LLC
 Mailing Address: 3978 PARKWOOD ROAD
 BESSEMER, AL 35022

Grantee's Name: HUGH DAVIS and DIANA DAVIS
 Mailing Address: HELENA, AL 35080

Property Address: LOT 10
 HELENA, AL 35080

Date of Sale: November 17th, 2016

Total Purchase Price: (\$3,750.00)

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
 _____ X _____ 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.

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: _____

Print: Laura L. Barnes, Closing Attorney

_____ Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)

Hugh Davis
[Signature]

DIANA DAVIS
[Signature]



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/18/2016 04:05:01 PM
 \$28.00 CHERRY
 20161118000426370

[Signature]