

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

Send Tax Notice To:
COREY HUDSON
BRITTANY HOOD
232 HAMPTON DRIVE
CALERA, AL 35040

20161201000437750
12/01/2016 09:39:28 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 One Hundred Forty-One Thousand Nine Hundred Fifty-Seven and 00/100 Dollars (\$141,957.00)* 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 COREY HUDSON and BRITTANY HOOD, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 232 HAMPTON DRIVE, CALERA, AL 35040

*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. 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
5. PERMITS AND EASEMENTS TO ALABAMA POWER COMPANY AS SHOWN AND RECORDED IN DEED BOOK 48 PAGE 589, DEED BOOK 188 PAGE 48, DEED BOOK 186, PAGE 299, DEED BOOK 206 PAGE 194 AND DEED BOOK 206 PAGE 218 IN THE PROBATE OFFICE
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY BY INSTRUMENT RECORDED IN DEED BOOK 51 PAGE 342 AND DEED BOOK 72 PAGE 521 IN THE PROBATE OFFICE
7. RIGHTS OF WAY GRANTED TO BELL SOUTH TELCOMMUNICATIONS INC. BY INSTRUMENT RECORDED IN INSTRUMENT NO 20060630000315730 IN THE PROBATE OFFICE GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES TO ALABAMA POWER COMPANY AS SHOWN AND RECORDED IN INSTRUMENT NO 200711080000516810 IN THE PROBATE OFFICE
8. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN AND RECORDED IN INSTRUMENT NO 200711114000522000 IN THE PROBATE OFFICE


9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT NO 20090630000252520, INSTRUMENT NO 20120210000050420 AND AMENDED IN INSTRUMENT NO 20120620000216810 IN THE PROBATE OFFICE
10. RIGHTS OF WAY GRANTED TO THE CITY OF CALERA BY INSTRUMENT RECORDED IN INSTRUMENT NO 201111102000328930 IN THE PROBATE OFFICE

\$143,390.00 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 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, 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 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 its hand and seal this the 22nd day of November.


NEWCASTLE CONSTRUCTION,
INC.
BY BETHANY DAVID

STATE OF ALABAMA
JEFFERSON COUNTY

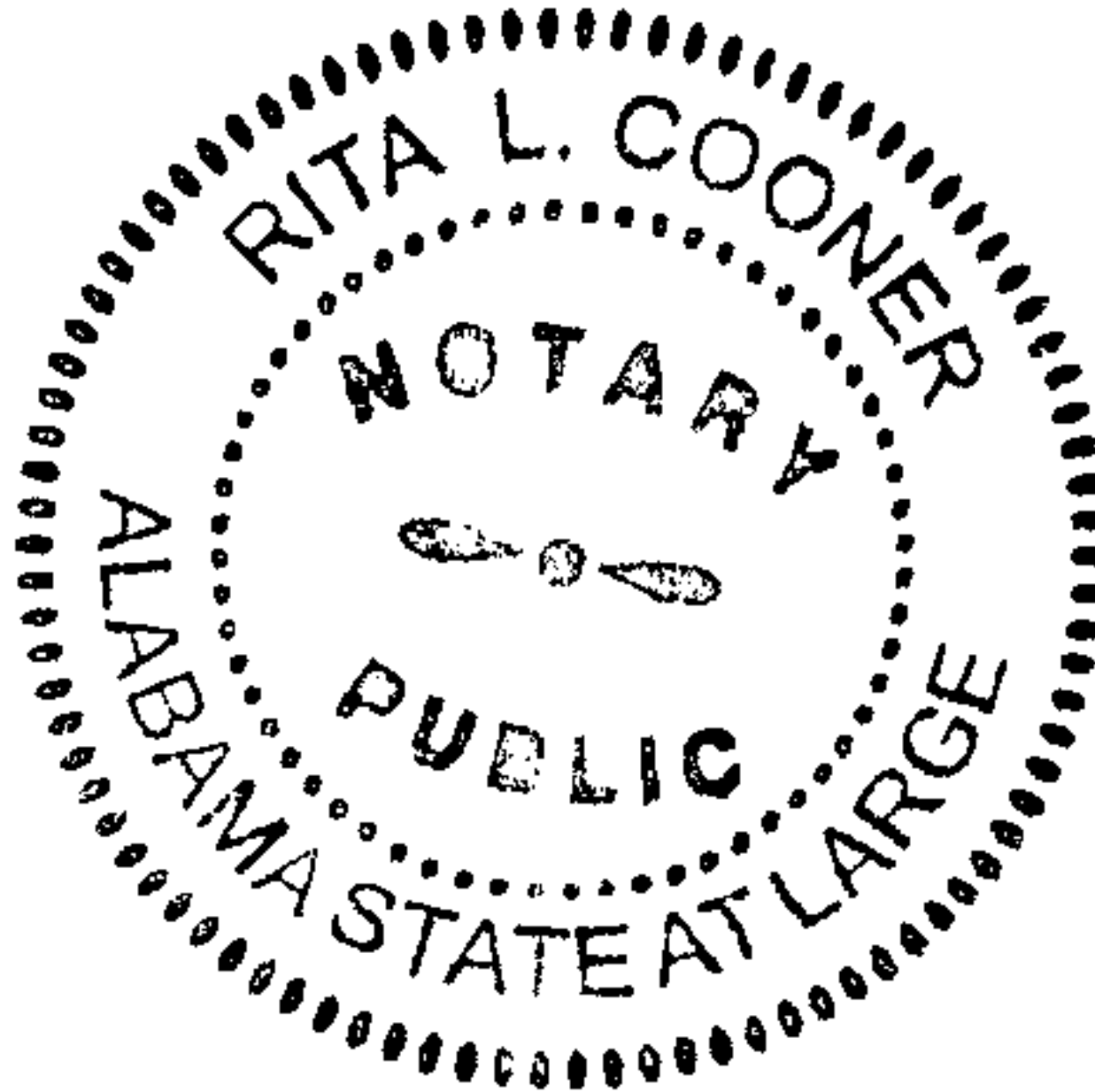
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASTLE CONSTRUCTION, INC., whose name is BY BETHANY DAVID signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of 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 22nd day of November, 2016.


NOTARY PUBLIC

My Commission Expires:

7/27/18



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.
 Mailing Address: 3978 PARKWOOD ROAD
 BESSEMER, AL 35022

Grantee's Name: COREY HUDSON and BRITTANY HOOD
 Mailing Address: 232 HAMPTON DRIVE
 CALERA, AL 35040

Property Address: 232 HAMPTON DRIVE
 CALERA, AL 35040

Date of Sale: November 22nd, 2016

Total Purchase Price: (\$141,957.00)

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
☒ 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: 11/22/16

Print: Laura L. Barnes, Closing Attorney

____ Unattested

Sign: _____

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

Corey Hudson
 Brittany Hood

Corey
 Brittany



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/01/2016 09:39:28 AM
 \$22.00 CHERRY
 20161201000437750

[Signature]