

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

Send Tax Notice To:  
FRANK C. KING  
KAY S. KING  
217 SHELBY FARMS BND  
ALABASTER, AL 35007

**20170314000085260**  
**03/14/2017 08:42:23 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 Four Thousand One Hundred Sixteen and 00/100 Dollars (\$204,116.00)\* 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 FRANK C. KING and KAY S. KING, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 92, ACCORDING TO THE SURVEY OF AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 217 SHELBY FARMS BND, ALABASTER, AL 35007

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

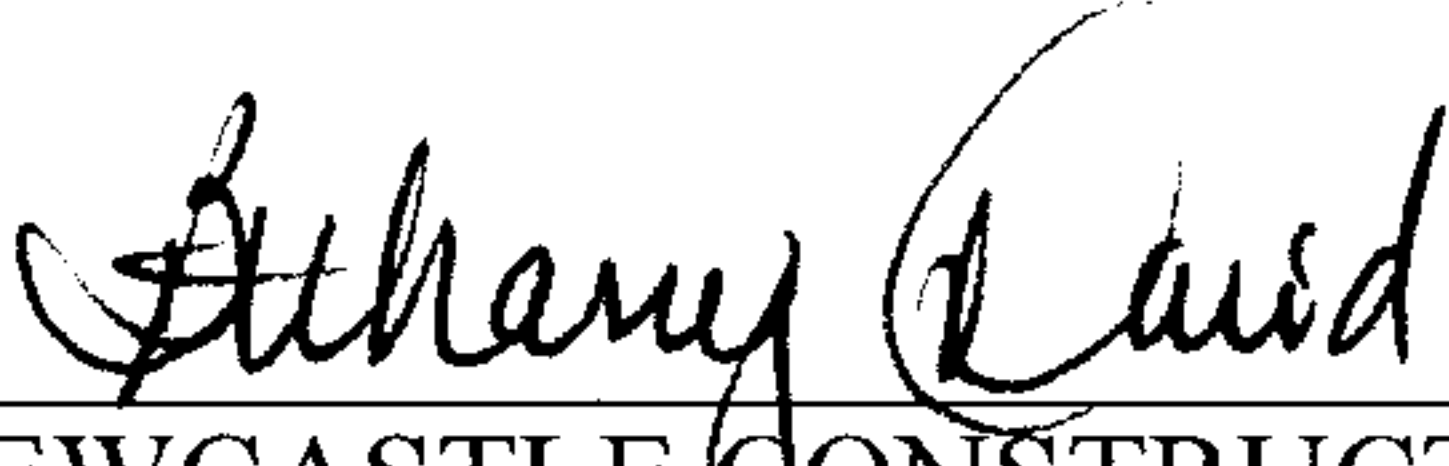
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2012-48945; INST. NO. 2012-48946; INST. NO. 2008-12962; INST. NO. 2012-48941 AND INST. NO. 2012-49942.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2007-51629.
6. RIGHT OF WAY GRANTED TO AT&T RECORDED IN REAL VOLUME 166, PAGE 653.

\$163,292.00 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 13th day of March, 2017.



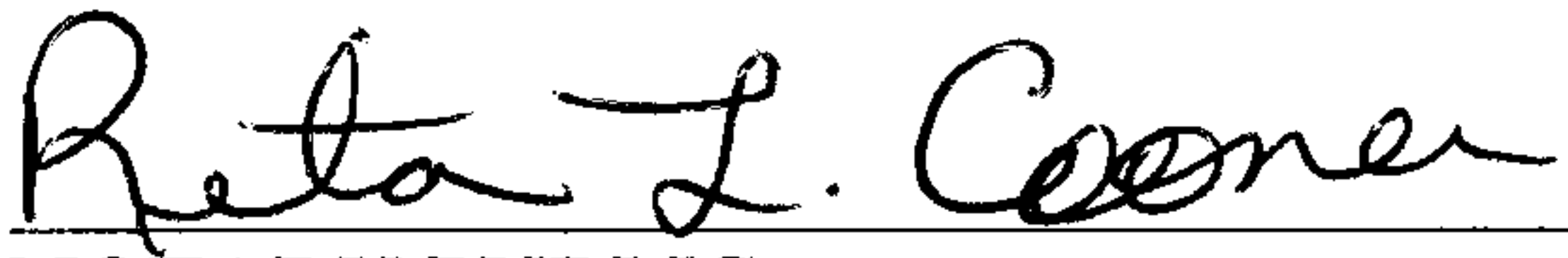
NEWCASTLE CONSTRUCTION,  
INC.

BY BETHANY DAVID

STATE OF ALABAMA  
JEFFERSON COUNTY

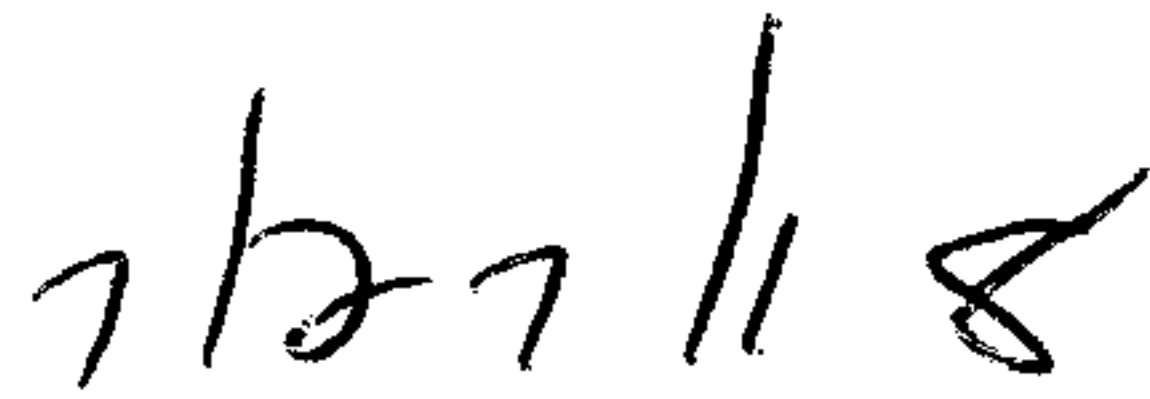
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASTLE CONSTRUCTION, INC., whose name is BETHANY DAVID signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the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

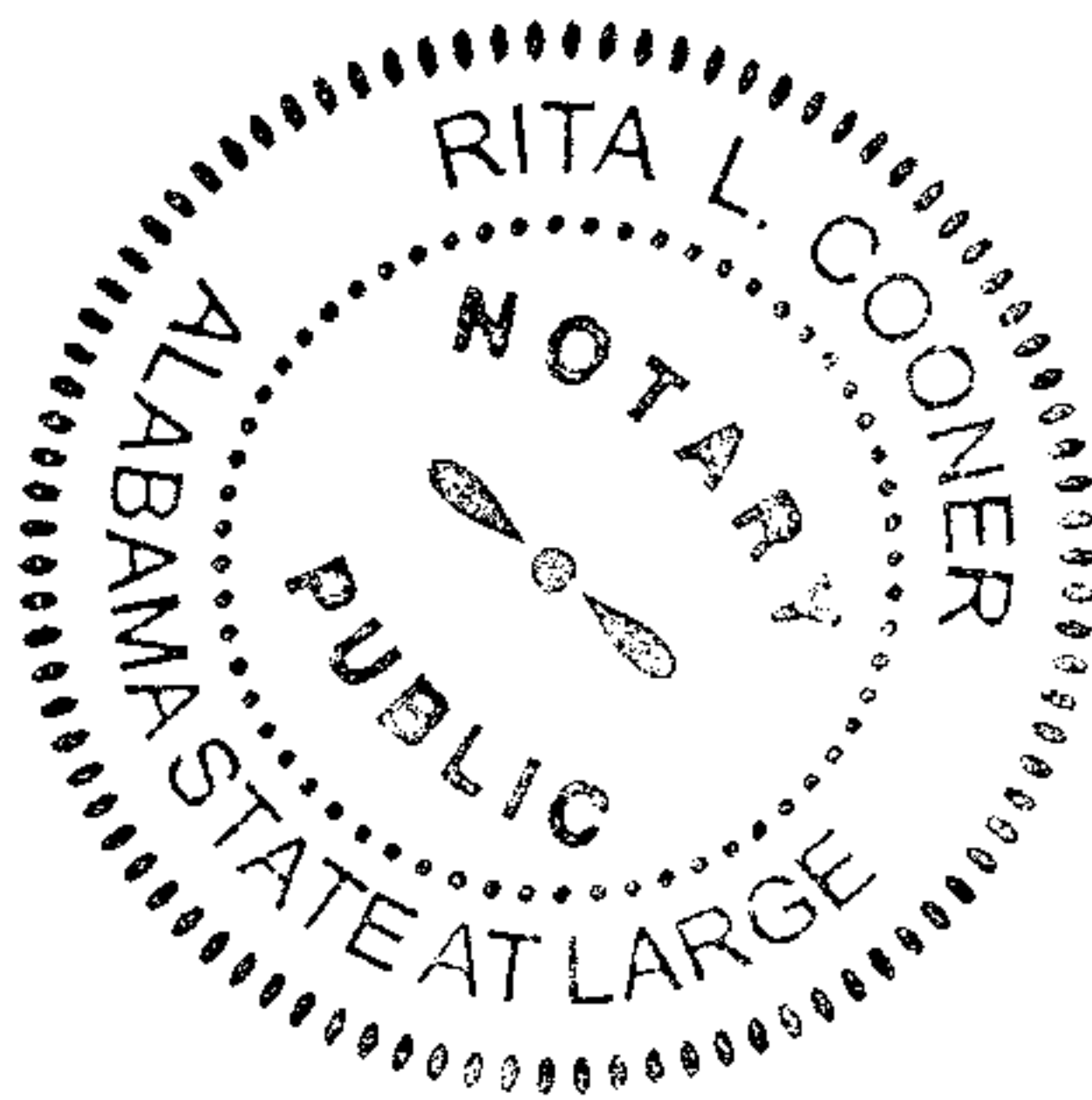
Given under my hand and official seal this 13th day of March, 2017.



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: NEWCASTLE CONSTRUCTION, INC.      Grantee's Name: FRANK C. KING and  
 Mailing Address: 3978 PARKWOOD ROAD      Mailing Address: 217 SHELBY FARMS BND  
 BESSEMER, AL 35022      ALABASTER, AL 35007

Property Address: 217 SHELBY FARMS BND      Date of Sale: March 13th, 2017  
 ALABASTER, AL 35007      Total Purchase Price: (\$204,116.00)  
 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



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/14/2017 08:42:23 AM  
 \$62.00 CHERRY  
 20170314000085260

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: 3/13/17

Print: Laura L. Barnes, Closing Attorney

\_\_\_\_\_ Unattested

Sign: \_\_\_\_\_

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

FRANK C. KING

KAY S. KING