

This instrument prepared by:

Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:

David James Brand and
Jennifer Wyatt Brand
368 Appleford Road
Helena, AL 35080

**STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship**

**20170420000135750
04/20/2017 03:14:46 PM
DEEDS 1/3**

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two-hundred seventy-two thousand seven-hundred fifty (\$272,750.00) dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Newcastle Construction, Inc., an Alabama Corporation

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

David James Brand and Jennifer Wyatt Brand

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in Shelby County, Alabama to-wit:

Lot 272, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A and B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Sixty-four thousand two-hundred fifty (\$64,250.00) of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor

IN WITNESS WHEREOF, the said GRANTOR by Bethany David, who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 19th day of April, 2017.

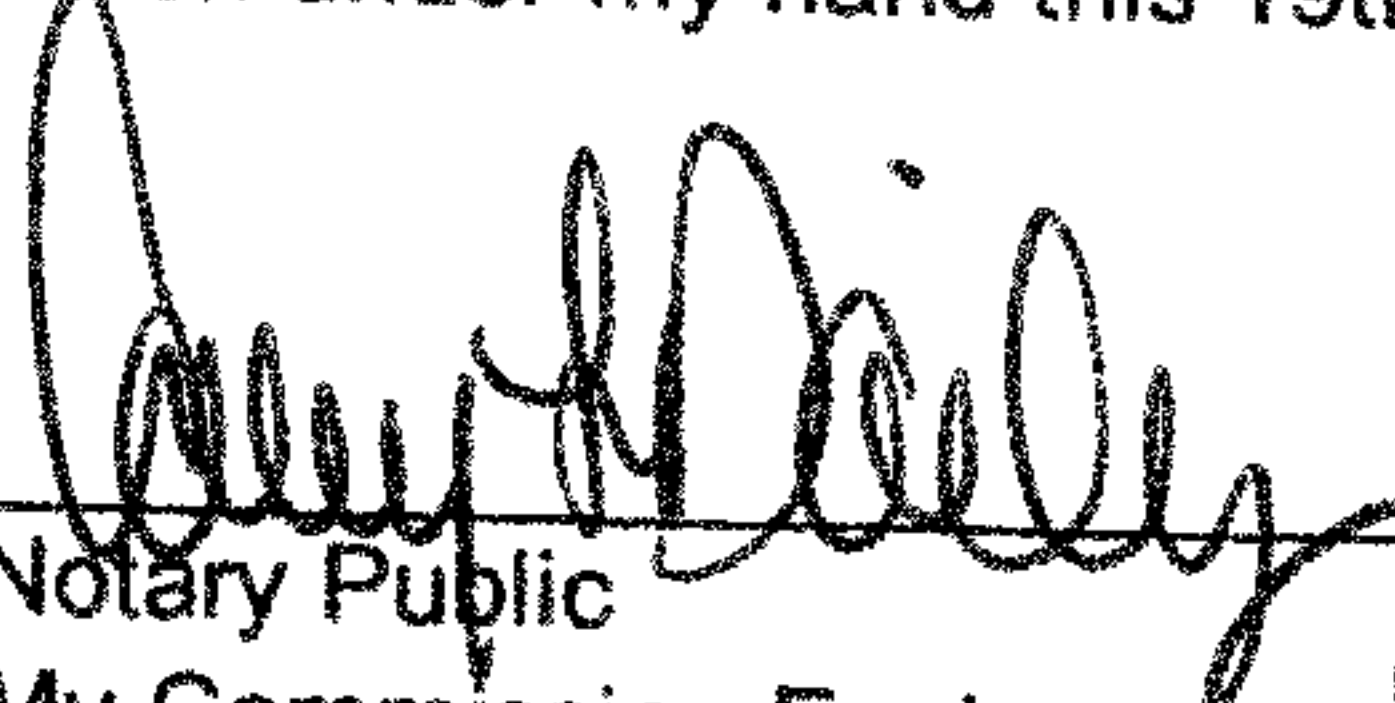
Newcastle Construction, Inc.

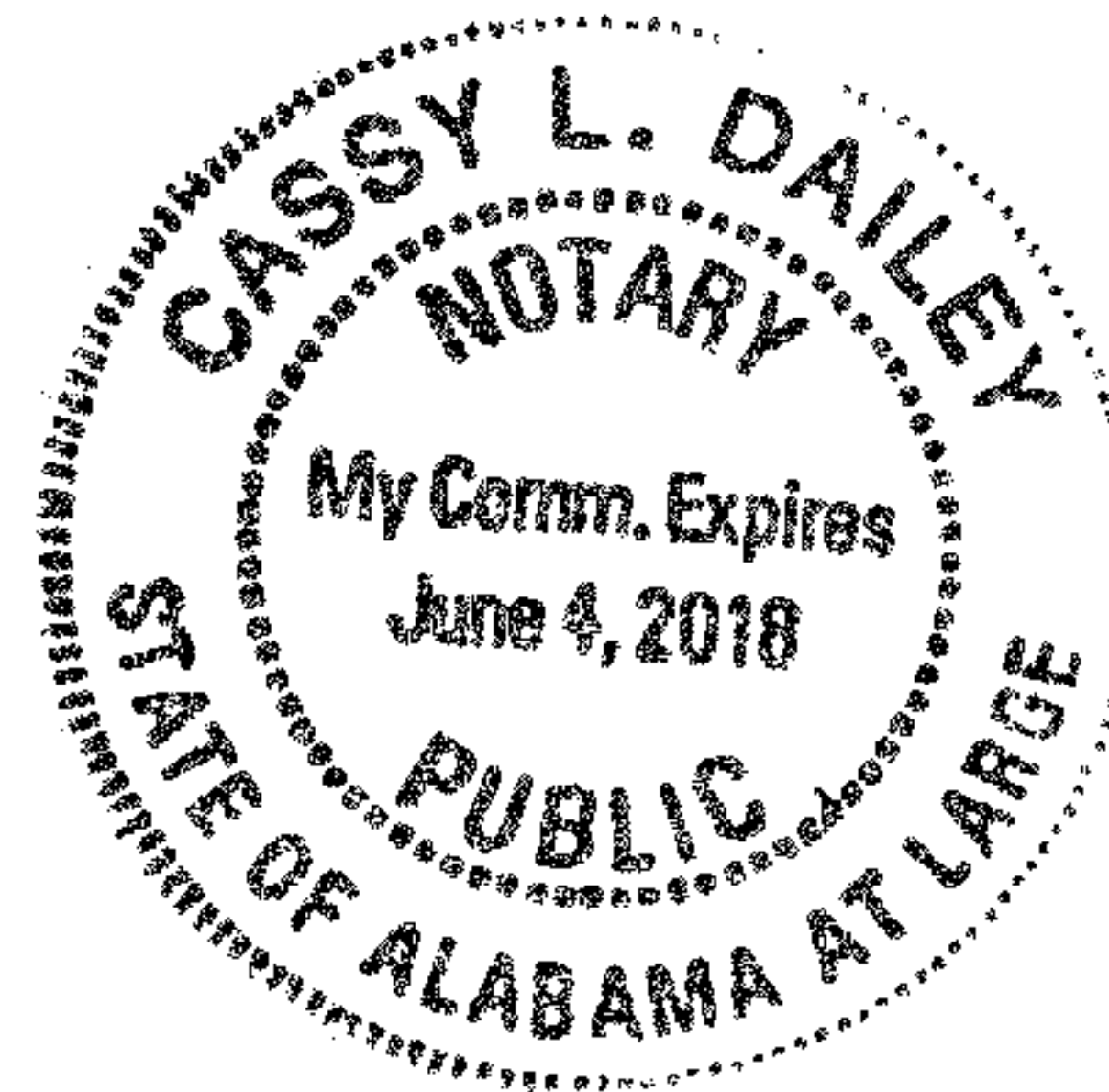

By Bethany David, Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bethany David, whose name as the Secretary of Newcastle Construction, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 19th day of April, 2017.


Notary Public
My Commission Expires: 6/4/18



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 121 Bishop Circle
Pelham
Alabama 35124
Property Address 368 Appleford Road
Helena
Alabama 35080

Grantee's Name David James Brand and Jennifer Wyatt Brand
Mailing Address 6324 Orleans Square
Montgomery
Alabama 36117

Date of Sale April 19, 2017
Total Purchase Price \$272,750.00
or
Actual Value \$
or
Assessor's Market Value \$

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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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other

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 4/19/2017

☐ Unattested

Print Sandy F. Johnson

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2017 03:14:46 PM
\$165.50 CHERRY
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[Signature]