


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20170424000140160 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/24/2017 04:10:30 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** and other good and valuable consideration to the undersigned

Newcastle Development, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Highpointe Investments, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW ¼ of the NW ¼ of Sections 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a cross at the NE corner of the NW ¼ of the NW ¼ of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama; thence S 70°35'14" W a distance of 193.87 feet to a point; thence S 35°41'34" W a distance of 377.45 feet to a point; thence S 50°42'32" E a distance of 65.82 feet to a point; thence S 57°38'23" E a distance of 182.47 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 38.90 feet to a point; thence S 47°26'59" W a distance of 99.78 feet to a point on a curve to the right having a central angle of 65°33'59" and a radius of 25.00 feet, said curve subtended by a chord bearing N 80°13'58" E and a chord distance of 27.07 feet; thence along the arc of said curve a distance of 28.61 feet to a point; thence N 35°56'15" E a distance of 114.73 feet to the POINT OF BEGINNING. Said parcel of land contains 3,031 square feet, more or less.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**

No title opinion was requested and none is offered by the Preparer of this deed.


Shelby County, AL 04/24/2017
State of Alabama
Deed Tax: \$.50

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

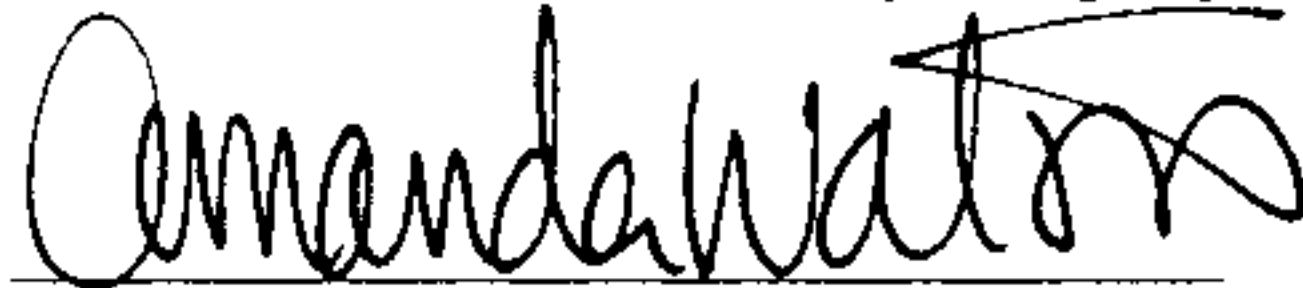
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its officer, who is authorized to execute this conveyance has hereunto set its signature and seal this the 20th day of April, 2017.

ATTEST:


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Newcastle Development, LLC,
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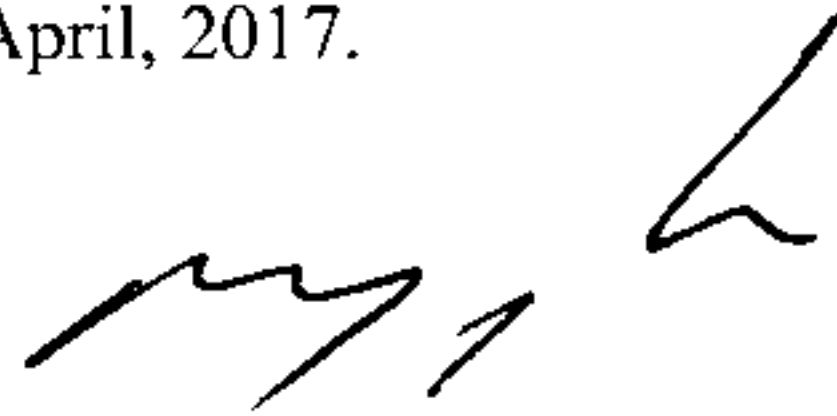


Amanda Watson
Its Secretary/Comptroller

STATE OF ALABAMA
SHELBY COUNTY

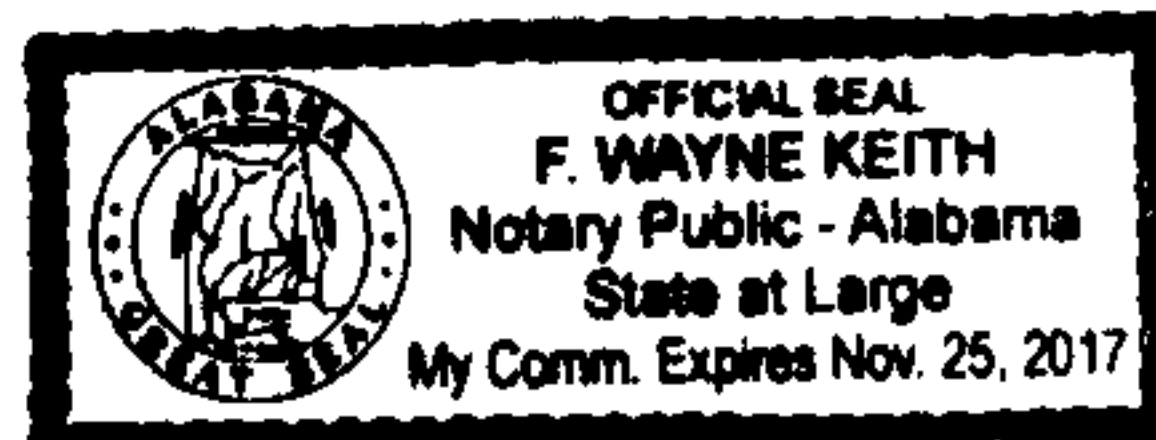
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Amanda Watson, whose name as Secretary/Comptroller of Newcastle Development, LLC., an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she as Secretary/Comptroller and with full authority executed the same voluntarily for and as the act of Newcastle Development, LLC., an Alabama limited liability company.

Given under my hand and seal this the 20th day of April, 2017.



Notary Public

SEND TAX NOTICE TO:
Highpointe Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: Newcastle Development, LLC

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantee's Name: Highpointe Investments, LLC



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Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: April 20, 2017

Total Purchase Price \$500.00

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.

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: April 20, 2017

Sign

x


verified by closing agent
F. Wayne Keith Attorney