

**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
Gerardo F. Mora and  
Romina Villarreal  
608 Rosebury Road  
Helena, AL 35080

**20170501000148170**  
**05/01/2017 09:08:53 AM**  
**DEEDS 1/3**

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

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Two-hundred seventy-six thousand fifty (\$276,050.00) 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

Gerardo F. Mora and Romina Villarreal, as joint tenants, with right of survivorship

(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 201, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Page 123 A, B and C, in the Probate Office of Shelby County, Alabama.

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

Two-hundred seventy-one thousand forty-nine (\$271,049.00) 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.

20170501000148170 05/01/2017 09:08:53 AM DEEDS 2/3

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 28<sup>th</sup> day of April, 2017.

Newcastle Construction, Inc.

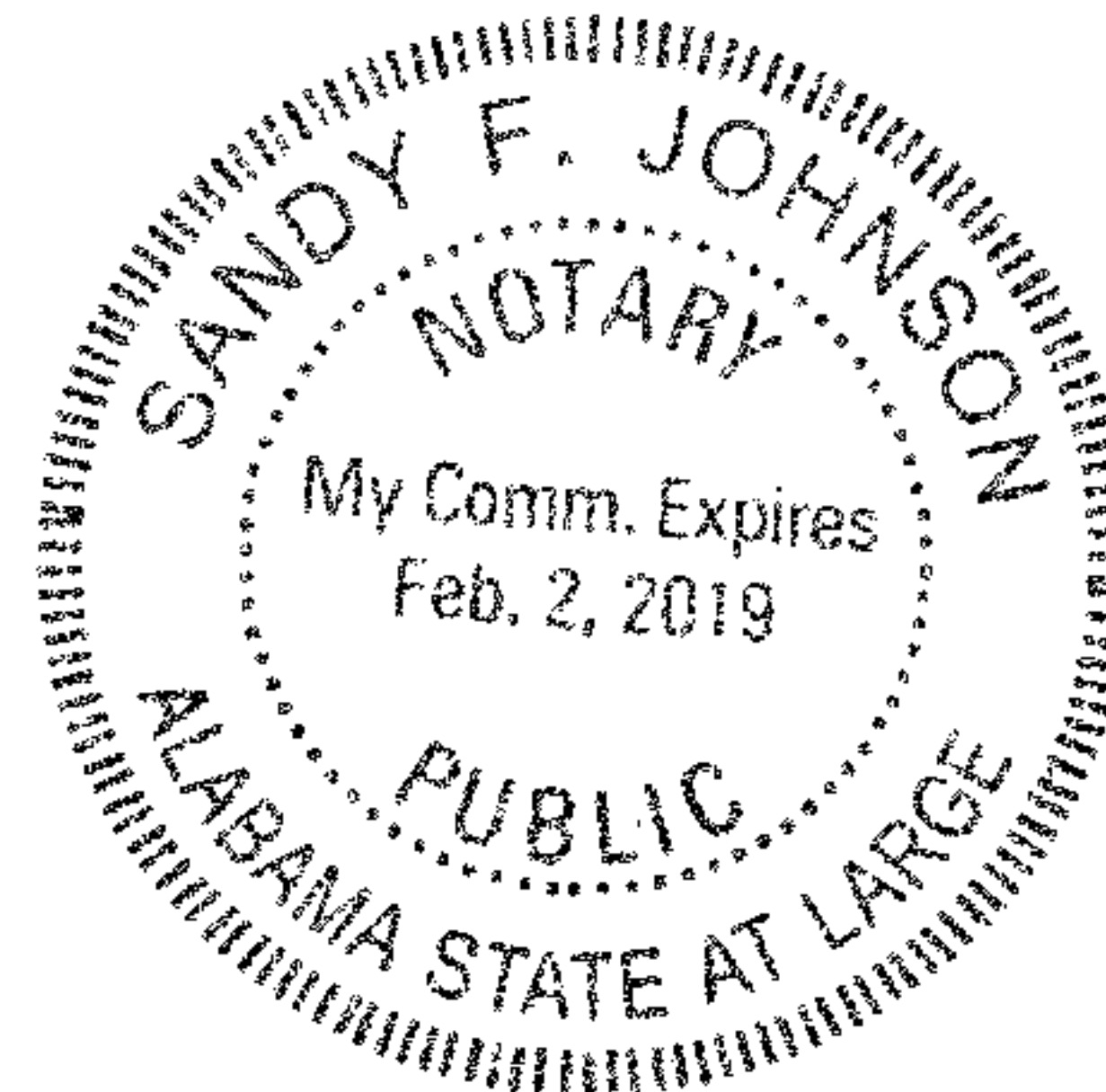
Bethany David  
Bethany David, Secretary

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, 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 28<sup>th</sup> day of April, 2017.

Sandy F. Johnson  
Notary Public  
My Commission Expires: 2/2/19





*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

Grantee's Name Gerardo F. Mora and Romina Villarreal  
Mailing Address 2000 Ashby Lane, Apt 3116  
Hoover  
Alabama 35226

Property Address 608 Rosebury Road  
Helena  
Alabama 35080

Date of Sale April 28, 2017  
Total Purchase Price \$276,050.00

or  
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  
☐ Sales Contract ☐ Other

☒ 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 4/28/2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL (verified by)  
05/01/2017 09:08:53 AM  
\$26.50 DEBBIE  
20170501000148170

Print

Sign

Gassy L. Dailey  
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

[Signature]