

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Thousand, and no/100's Dollars (\$40,000.00)** and other good and valuable consideration to the undersigned

261 Land, 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

Newcastle Development, LLC

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

Commence at the Southwest corner of the Southeast ¼ of the Southeast ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and the Southwest corner of Lot 1, according to the survey of Paramount Ridge Sector 1, as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, Alabama; thence leaving said line run northeast along the West line of Lot 1, Lot 2 and Lot 3 of said survey for 795.00 feet to the point of beginning; thence continue northeast along the last described course for 210.57 feet to a point; thence turn an interior angle of 97 degrees 05 minutes 31 seconds to the right and run northwest a distance of 349.25 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run northeast a distance of 28.90 feet to a point; thence turn an interior angle 90 degrees 00 minutes 00 seconds to the right and run northwest a distance of 259.83 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the right and run southwest a distance of 316.87 feet to a point; thence turn an interior angle of 82 degrees 54 minutes 29 seconds to the right and run southeast a distance of 639.98 feet to the point of beginning.

Subject to:

- 1. Taxes for the year 2017 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.**
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426; Volume 317, Page 486 and Volume 320, Page 339.**


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06/23/2017 10:44:34 AM FILED/CERT

Shelby County, AL 06/23/2017
State of Alabama
Deed Tax: \$40.00

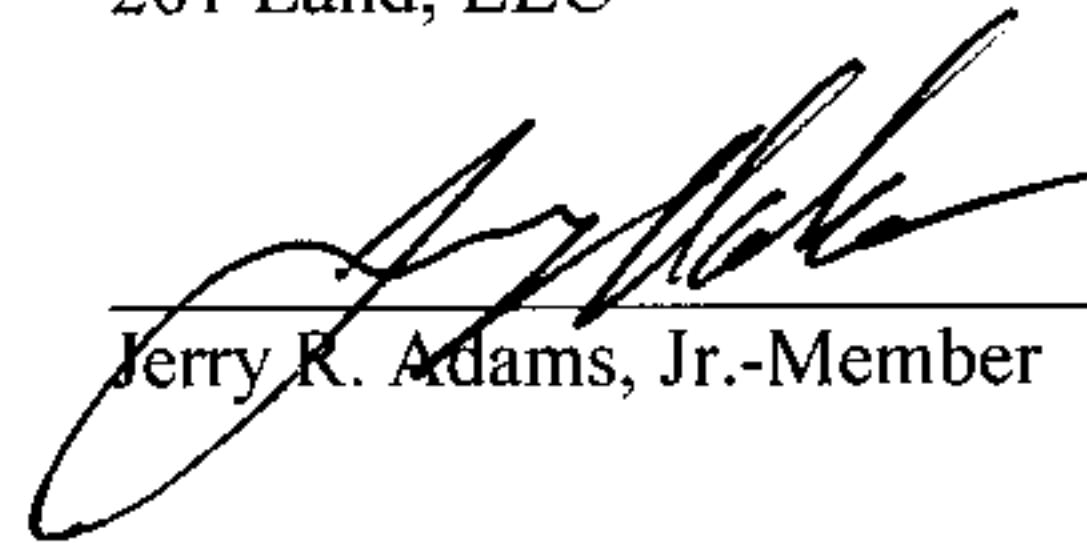
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

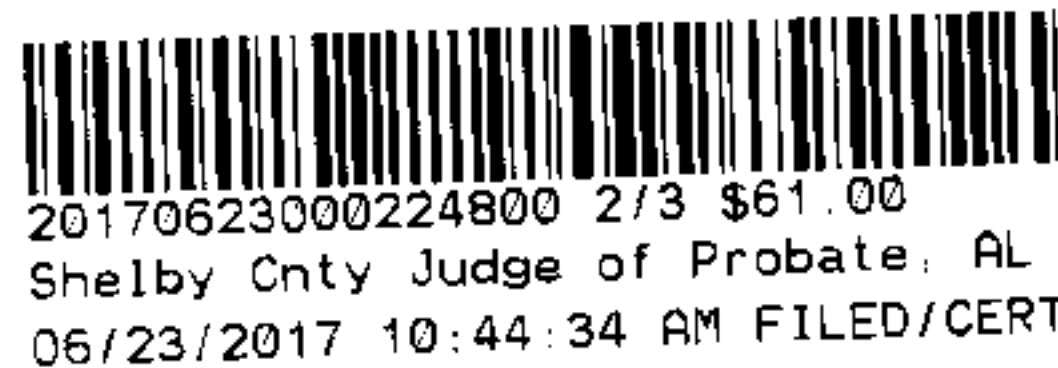
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as 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 Member, who is authorized to execute this conveyance has hereunto set its signature and seal this the 20th day of June, 2017.

ATTEST:

261 Land, LLC

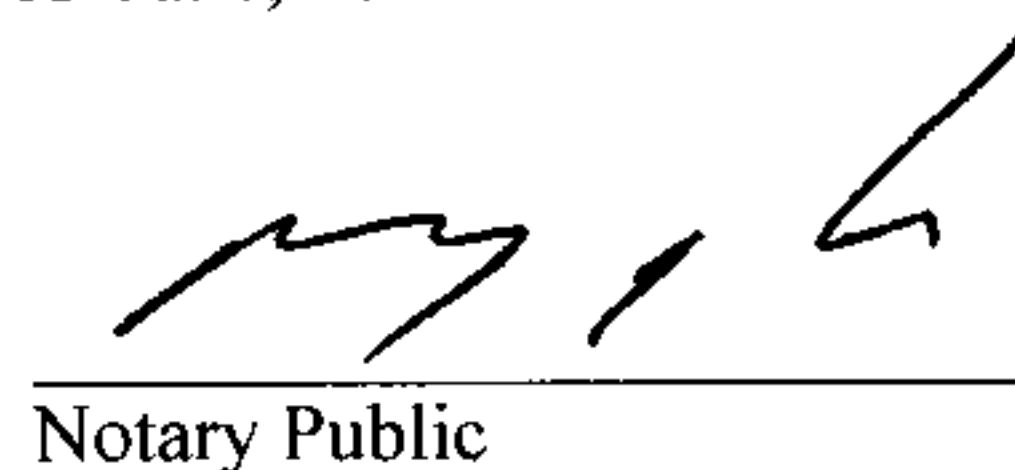

Jerry R. Adams, Jr.-Member



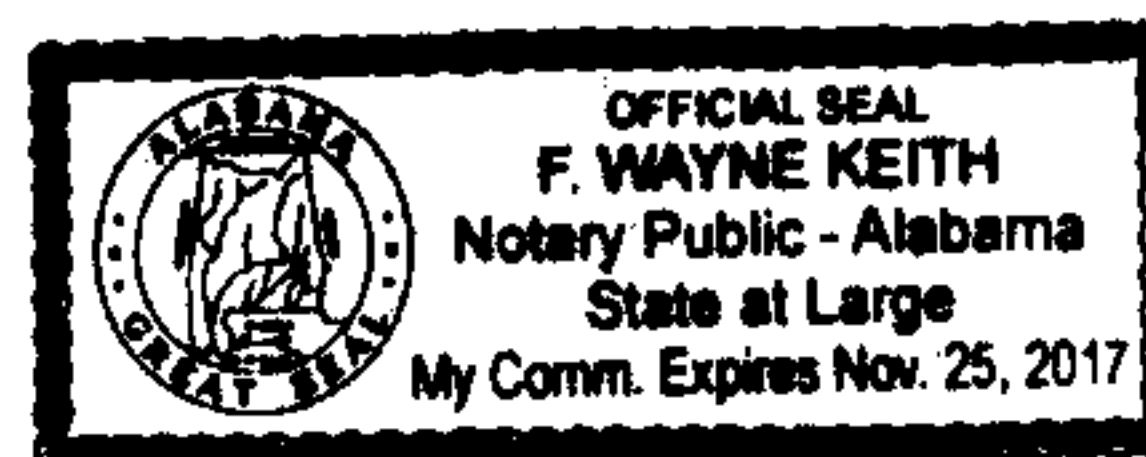
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr., whose name as Member of 261 Land, 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, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

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


Notary Public

SEND TAX NOTICE TO:
Newcastle Development, LLC
122 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: 261 Land, LLC

Mailing Address : Post Office Box 824
Helena, AL 35080

Grantee's Name: Newcastle Development, LLC

Mailing Address: 122 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: June 20, 2017

Total Purchase Price \$40,000.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

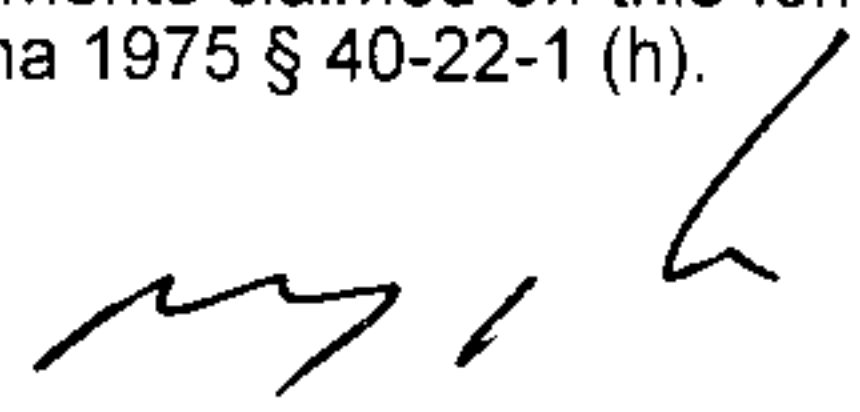
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: June 20, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


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