

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

Send Tax Notice To:
KELLEY GRAHAM, LLC

805 ROSEBURY ROAD
HELENA, AL 35080

CORPORATION WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-One Thousand Eighty-Three and 31/100 Dollars (\$331,083.31)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, LLC, (hereinafter referred to as Grantor, whose mailing address is 121 BISHOP CIRCLE, PELHAM, AL 35124), in hand paid by the Grantee 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 KELLEY GRAHAM, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 146, 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.

Property address: 805 ROSEBURY ROAD, HELENA, AL 35080

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

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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. 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, ARE NOT INSURED HEREIN.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2006-62806; INST. 2006-56760 INS. NO. 2007-1635 INST. NO 2006-56759 INST. NO. 2006-31649 AND INST. 2006-58307.
7. EASEMENT AS SET FORTH IN INST. NO 2006-42215

MORTGAGE EXECUTED SIMULTANEOUSLY HERewith IS A PURCHASE MONEY MORTGAGE

TO HAVE AND TO HOLD to the said Grantee, 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 successors, assigns, executors and administrators, covenant with said Grantee, his/her 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 its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 29th day of June, 2017.

By: Amanda Watson
AMANDA WATSON

Its: VICE PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

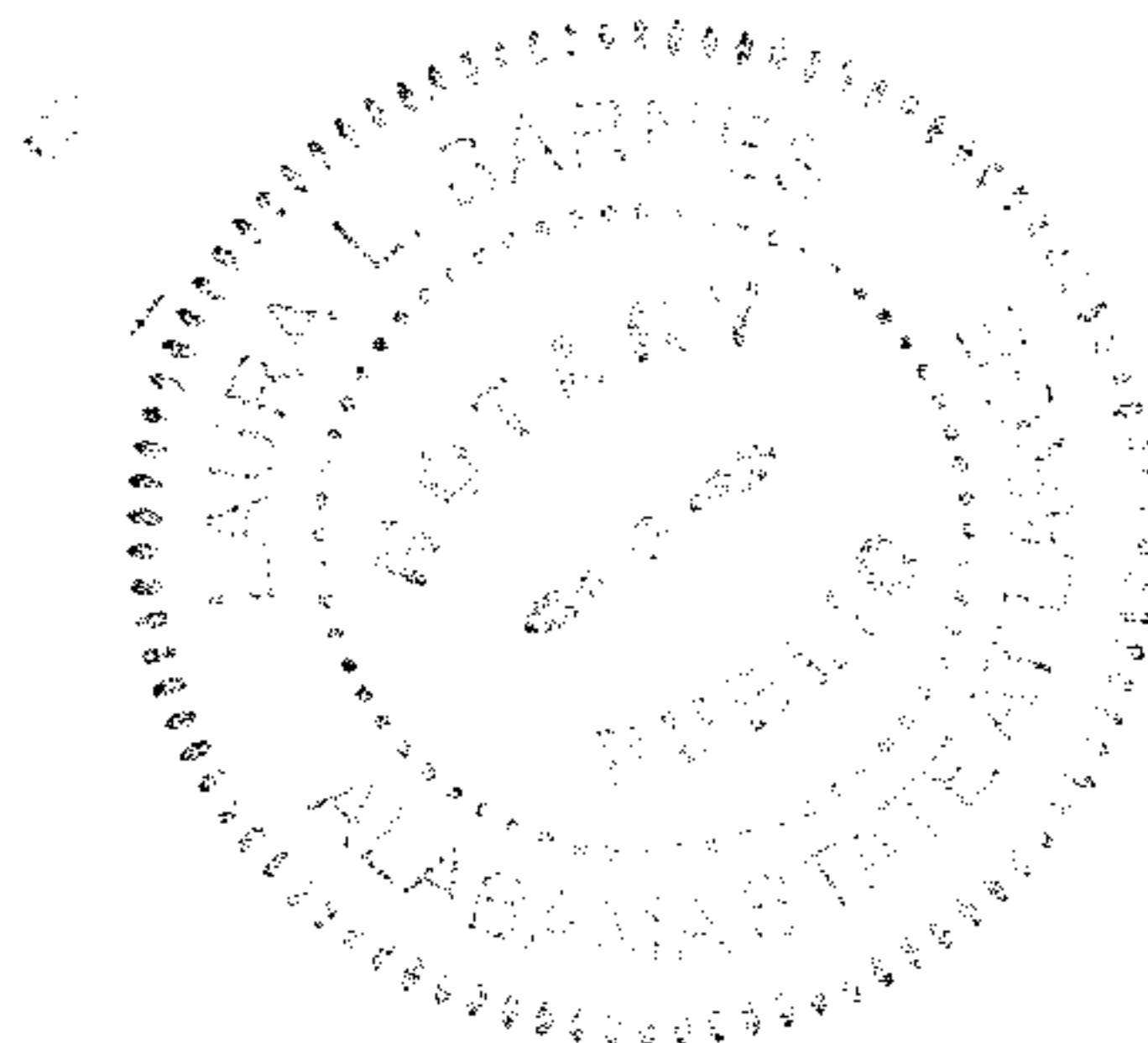
20170630000234130 06/30/2017 10:47:03 AM DEEDS 2/3

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NEWCASTLE CONSTRUCTION, LLC, whose name as of , is 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, , in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/1/2



Real Estate Sales Validation Form

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

20170630000234130 06/30/2017 10:47:03 AM DEEDS 3/3

Grantor's Name: NEWCASTLE
CONSTRUCTION, LLC

Grantee's Name: KELLEY GRAHAM, LLC

Mailing Address: 805 ROSEBURY ROAD
HELENA, AL 35080

Mailing Address: 805 ROSEBURY ROAD
HELENA, AL 35080

Property Address: 805 ROSEBURY ROAD
HELENA, AL 35080

Date of Sales June 29th, 2017

Total Purchase Price: (\$331,083.31)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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: June 29th, 2017

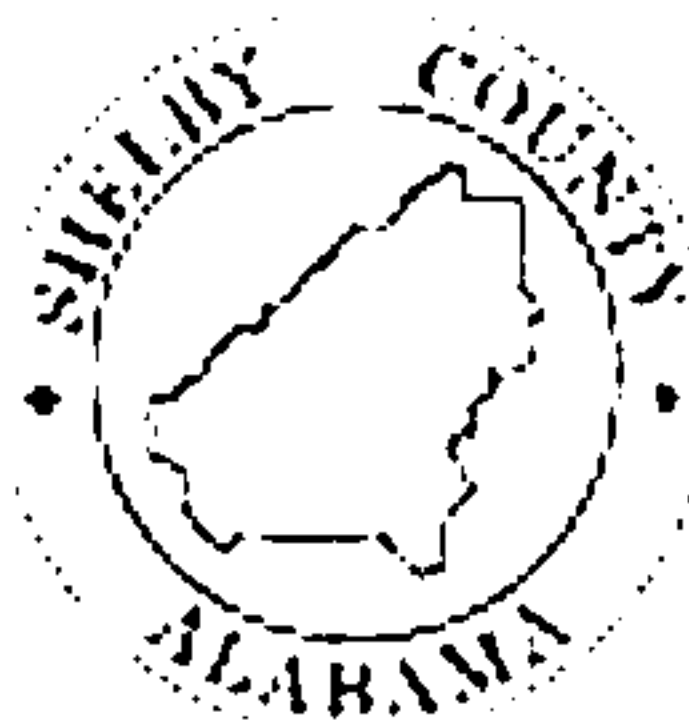
Print Laura L. Barnes

Sign

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

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2017 10:47:03 AM
\$54.50 CHERRY
20170630000234130

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.