20170821000303950 08/21/2017 02:15:29 PM DEEDS 1/3

This instrument prepared by:

Sandy F. Johnson Attorney at Law 3156 Pelham Parkway, Suite 4 Pelham, Alabama 35124 SEND TAX NOTICE TO:
Christian Bowling Lopez and
Valentin Lopez IV
167 Appleford Road
Helena, AL 35040

STATUTORY WARRANTY DEED Joint Tenants With Right of Survivorship

STATE OF ALABAMA)	
		KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY)	

That in consideration of the sum of Three-hundred ten thousand five-hundred eighty-nine (\$310,589.00) 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

Christian Bowling Lopez and Valentin Lopez IV

(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 16-A, according to the Survey of Amended Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 39, Page 140, 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 forty-eight thousand four-hundred seventy-one (\$248,471.00) 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

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IN WITNESS WHEREOF, the said GRANT conveyance, hereto set his/her signature a	TOR by Betha and seal, this the	ny David, who he <u>√5</u> day of	is authorized to a	execute this .
Newcastle Construction, Inc. Bethany David, Secretary				
STATE OF ALABAMA) COUNTY OF Shelby)				
I, the undersigned, a Notary Public in and for whose name as the Secretary of Newcastle who is known to me, acknowledged before instrument, he/she, as such officer and with of said corporation.	e Construction me on this day full authority,	, Inc., is signed y that, being in executed the s	to the foregoing formed of the co	instrument, and intents of the
Given under my hand this May of	Huust	. 20		
Middling				
Votary Public			1111////	
My Commission Expires: 44414			JON!	
		My Com Feb. 2	m. Expires : 2 2. 2019	
		Z	unc	

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.		Christian Bowling Lopez and Valentin
Mailing Address	121 Bishop Circle	Mailing Address	Lopez IV 4704 Highgrove Drive
	Pelham		Bessemer
	Alabama 35124		Alabama 35022
Property Address	167 Appleford Road	Date of Sale	August 15, 2017
	Helena	Total Purchase Price	
	Alabama 35040	or	
		Actual Value	\$
The purchase pr	03950 08/21/2017 02:15:29 PM Drice or actual value claimed on this formula (Recordation of documenta)	orm can be verified in	the following documentary
□ Closing State If the conveyance		on contains all of the	required information referenced
	Instr	uctions	
	and mailing address - provide the na heir current mailing address.	ame of the person or	persons conveying interest
Grantee's name to property is bei	and mailing address - provide the n ng conveyed.	ame of the person or	persons to whom interest
Property address	s - the physical address of the prope	erty being conveyed, it	f available.
Date of Sale - the	e date on which interest to the prope	erty was conveyed.	
9	rice - the total amount paid for the payon the instrument offered for record.	4	rty, both real and personal,
conveyed by the	he property is not being sold, the truinstrument offered for record. This is or the assessor's current market w	nay be evidenced by	
excluding current responsibility of v	vided and the value must be determ use valuation, of the property as devaluing property for property tax purples of Alabama 1975 § 40-22-1 (h).	etermined by the local	official charged with the
accurate. I furthe	st of my knowledge and belief that to runderstand that any false stateme icated in Code of Alabama 1975 §	nts claimed on this fo	
Date 8/15/2017	Prin	t Sandy F. Johnson	
□ Unattested	Sigr		A CONTRACT OF THE CONTRACT OF
Filed and Recorded Official Public Records Judge James W. Fuhrme	(verified by)		tee/Owner/Agent) circle one

Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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S83.50 CHERRY
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