  
20171003000359190 1/4 \$239.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 08:51:11 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
NEWCASTLE DEVELOPMENT,  
LLC

PLEASE SEE LEGAL

### **CORPORATION WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Hundred Sixty Thousand and 00/100 Dollars (\$860,000.00)\* to the undersigned Grantor, 261 LAND, LLC, (hereinafter referred to as Grantor, whose mailing address is PLEASE SEE LEGAL), 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 NEWCASTLE DEVELOPMENT, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: PLEASE SEE LEGAL

\*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. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426; Volume 317, Page 486 and Volume 320, Page 339.
5. Right-of-way granted to Shelby County recorded In inst. No. 1998-41877 and Volume 253, Page 535.
6. Right-of-way granted to the City of Pelham recorded in Inst. No. 1998-37987 and Real 178, Page 972.
7. Lease Agreement for Cell Tower in Inst. No. 1994-8098.
8. 60' easement thru property serving City of Pelham Water Tank Site.

Shelby County, AL 10/03/2017  
State of Alabama  
Deed Tax: \$215.00

TO HAVE AND TO HOLD 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 its hand and seal this the 28th day of September, 2017.

261 LAND, LLC

By: \_\_\_\_\_

JR ADAMS,

Its. MANAGING MEMBER

  
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STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JR ADAMS, whose name as MANAGING MEMBER of 261 LAND, LLC, 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, JR ADAMS, MANAGING MEMBER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said 261 LAND, LLC on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

Laura L. Barnes  
My Commission Expires: \_\_\_\_\_

2/4/20


Legal Description:

BEGIN at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said point also being point on the south line of Lot 17, according to the survey of Chanda Terrace Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama; Thence run west along the north line of said 1/4 - 1/4 section and the south line of said Chanda Terrace Fourth Sector a distance of 376.79 feet to a point; Thence leaving said 1/4 - 1/4 line and the south line of Chanda Terrace Fourth Sector turn an interior angle of 103°43'55" to the right and run southwest a distance of 691.29 feet to a point; Thence turn an interior angle of 206°47'58" to the right and run southwest a distance of 688.00 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 35.17 feet to a point; Thence turn a interior angle of 270°00'00" to the right and run southwest a distance of 234.47 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 259.83 feet to a point; Thence turn a interior angle of 270°00'00" to the right and run southwest a distance of 28.90 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 349.25 feet to a point; Thence turn an interior angle of 82°54'29" to the right and run northeast a distance of 1265.78 feet to a point being the southwest corner of Lot 32, according to the survey of Chanda Terrace Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama; Thence turn an interior angle of 144°26'29" to the right and run northeast along the west line of Lot 32 and the west line of Lots 33-A thru Lots 47-A, according to the survey of Crestwood Resurvey, as recorded in Map Book 13, Page 142, in the Probate Office of Shelby County, Alabama a distance of 757.57 to the POINT OF BEGINNING

Said tract of land containing 22.05 acres or 960,631 sq.ft. more or less.

Less and Except Book 178, Page 972, as recorded in the Probate Office of Shelby County, Alabama, containing 10,000 sq. ft.

Said property being a portion of property described in Instrument 20031105000736140 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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

Assessor's Market Value: \$

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(Grantor/Grantee/Owner/Agent) circle one