

20171005000363550
10/05/2017 11:47:45 AM
DEEDS 1/3

NOTE: ALL OF THE PURCHASE PRICE RECEIVED WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN(S) OF \$ 890,140.00 CLOSED SIMULTANEOUSLY HEREWITH.

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send Tax Notice to:
NEWCASTLE CONSTRUCTION, INC.
121 BISHOP CIRCLE
PELHAM, AL 35124

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00)* and all good and valuable for consideration to the undersigned GRANTOR, NEWCASTLE DEVELOPMENT, LLC, a limited liability company, (herein referred to as GRANTOR, whose mailing address is 121 BISHOP CIRCLE, PELHAM, AL 35124), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto NEWCASTLE CONSTRUCTION, INC. (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 14, 16, 17 AND 26, ACCORDING TO THE SURVEY OF HELENA STATION, AS RECORDED IN MAP BOOK 47, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: LOTS 14, 16, 17 AND 26 HELENA, ALABAMA.

TITLE NOT EXAMINED BY PREPARER

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

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

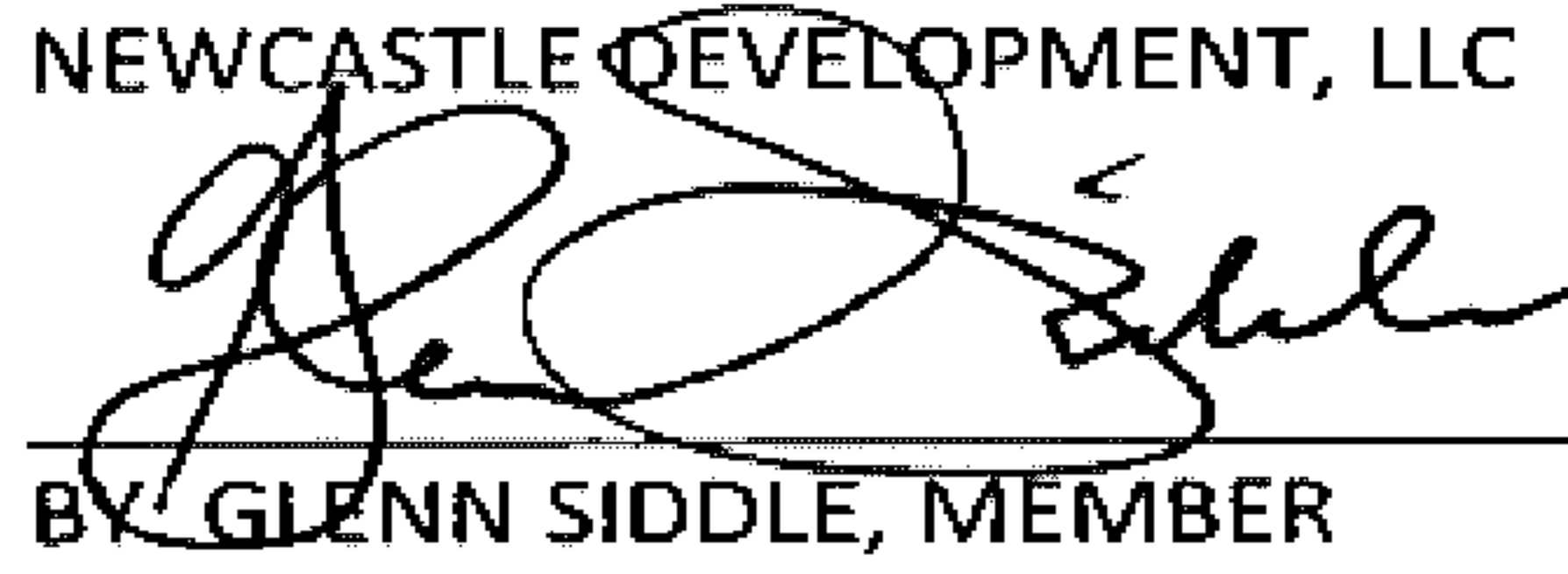
Subject to:

1. Taxes for the year 2017 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD unto GRANTEE and to GRANTEE'S successors and assigns forever. And said GRANTOR, for itself and for its successors and assigns, covenants with the GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the Property; that it is free from all encumbrances; 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 claiming by, through or under the GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 12th
day of September, 2017

NEWCASTLE DEVELOPMENT, LLC

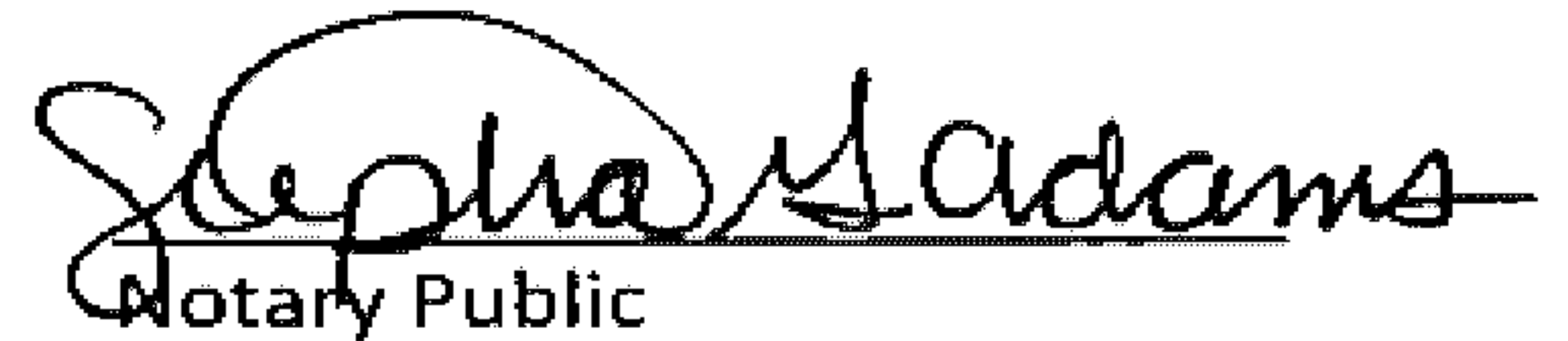


BY: GLENN SIDDLE, MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE, as Member of NEWCASTLE DEVELOPMENT, LLC, an Alabama limited liability company 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 12th day of September, 2017


Notary Public

My Commission Expires _____

Real Estate Sales Validation Form

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

Grantor's Name	<u>Newcastle Development, LLC</u>	Grantee's Name	<u>Newcastle Construction, Inc.</u>
Mailing Address	<u>121 Bishop Circle</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>121 Bishop Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>See deed attached</u> <u>hereto</u>	Date of Sale	<u>09/12/2017</u>
		Total Purchase Price	\$ <u>209,000.00</u>
		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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 09/12/2017

Print _____

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
 10/05/2017 11:47:45 AM
 \$22.00 CHERRY
 20171005000363550



Form RT-1