

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

Send Tax Notice To:
DINKER G PATEL

909 HELENA STATION COVE
HELENA, AL 35080

CORPORATION WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eight Thousand Nine Hundred Seventy-Five and 00/100 Dollars (\$308,975.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (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 DINKER G PATEL (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 34, 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: 909 HELENA STATION COVE, 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. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 275, PAGE 682; INST. CO. 2016-35025 AND INST. NO. 2016-35027.
5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2017-14157.

\$278,078.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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.

Grantee's Name: DINKER G PATEL

Mailing Address: 909 HELENA STATION
COVE

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HELENA, AL 35080

HELENA, AL 35080

Property Address: 909 HELENA STATION
COVE

Date of Sales

February 9th, 2018

HELENA, AL 35080

Total Purchase Price: (\$308,975.00)

Actual Value:

\$

OR

Assessor's Market Value:

\$

20180212000045910 02/12/2018 03:30:28
PM DEEDS 3/3

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

Tax Appraisal

Sales Contract

Other Tax Assessment

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.

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: February 9th, 2018

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Dinker Patel
G. Patel -



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 03:30:28 PM
\$52.00 CHERRY
20180212000045910

[Signature]