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

CAROL MARIE CULPEPPER 344 SHELBY FARMS LANE ALABASTER, AL 35007

CORPORATION WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twelve Thousand Two Hundred Fifteen and 00/100 Dollars (\$212,215.00)* 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 CAROL MARIE CULPEPPER (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 12, ACCORDING TO THE AMENDED PLAT OF SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 344 SHELBY FARMS LANE, ALABASTER, AL 35007

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

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. University of Montevallo to have unrestricted access to existing retention pond for learning and training as per record map.
- 5. Right-of-way granted to AT&T recorded in Real 166, Page 653.
- 6. Right-of-way granted to Plantation Pipe Line recorded in Volume 112, Page 311.
- 7. Right-of-way granted to Alabama Power Company recorded in Volume 112, Page 457 and Volume 123, Page 436.
- 8. Grant of land easement with restrictive covenants granted to Alabama Power Company recorded in Inst. No. 20071108000516290.
- 9. Declaration of Protective Covenants for Shelby Farms as recorded in Inst. No. 20080130000038130.
- 10. Easement to City of Alabaster recorded in Inst. No. 20080130000038120; Inst. No. 20080130000038130; Inst. No. 2008013000038110 and Inst. No. 2008013000038100.
- 11. Assignment of Developer's rights recorded in Inst. No. 2015-20163.

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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 11th day of June, 2018. NEWCASTLE CONSTRUCTION, INC.

BETHANY DAVID

Its: CONTROLLER

STATE OF ALABAMA JEFFERSON COUNTY

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

Given under my hand and official seal this 11th day of June, 2018.

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

	2018061200020747	70 06/12/2018 12:3	0:38 PM DE	EEDS 3/3	
Grantor's Name:	NEWCASTLE	Grantee's Name:		RIE CULPEPPER	
Mailing Address:	CONSTRUCTION, INC. 344 SHELBY FARMS LANE	Mailing Address:	344 SHELBY	FARMS LANE	
	ALABASTER, AL 35007		ALABASTE		
Property Address:	344 SHELBY FARMS LANE	Date of Sales	June 11th, 20		
	ALABASTER, AL 35007	Total Purchase Price:	(\$212,215.00)) (T)	
		Actual Value OR	e:		
		Assessor's M	larket Value:	_\$	
The purchase price or	r actual value claimed on this form can be	e verified in the following	documentary ev	idence: (check one)	
	mentary evidence is not required)		accumentary ev	idelice. (check one)	
<u> </u>	Bill of Sale	Tax Appraisal			
·	Sales Contract	Other Tax Assessment			
<u>X</u>	Closing Statement				
If the conveyance doo is not required.	cument presented for recordation contains	s all of the required inform	ation referenced	above, the filing of thi	s form
	<u> </u>	nstructions		<u> </u>	
	mailing address- provide the name of t				
mailing address. Granconveyed.	ntee's name and mailing address- provide	the name of the person or	persons to who	m interest to property i	s being
Property address- the property was conveyed	physical address of the property being ed.	conveyed, if available. D	ate of Sale- the	date on which interest	t to the
Total purchase price offered for record.	the total amount paid for the purchase of	f the property, both real an	d personal, beir	g conveyed by the inst	rument
	roperty is not being sold, the true value one is may be evidenced by an appraisal cond				
the property as determ	d and the value must be determined, the onlined by the local official charged with will be penalized pursuant to Code of A	the responsibility of valui	ng property for	iding current use valuat property tax purposes	tion, of will be
I attest, to the best understand that any factor 1975 § 40-22-1 (h).	of my knowledge and belief that the in alse statements claimed on this form ma	nformation contained in the imposition	his document is of the penalty i	s true and accurate. I ndicated in <u>Code of A</u>	further <u>labama</u>
Date: June 11th, 20	<u>) 18</u>	Print Laura I.	Barnes		· ·
Unattested		Sign			
	(verified by)		Grantee/Owne	r/Agent) circle one	
	Filed and Recorded Official Public Recorded Official Public Recording Judge James W. Fuhr County Clerk Shelby County, AL 06/12/2018 12:30:38 I \$32.00 CHERRY 20180612000207470	rmeister, Probate Judge, PM			