

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.

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.

By: Bethany David  
BETHANY DAVID  
Its: CONTROLLER

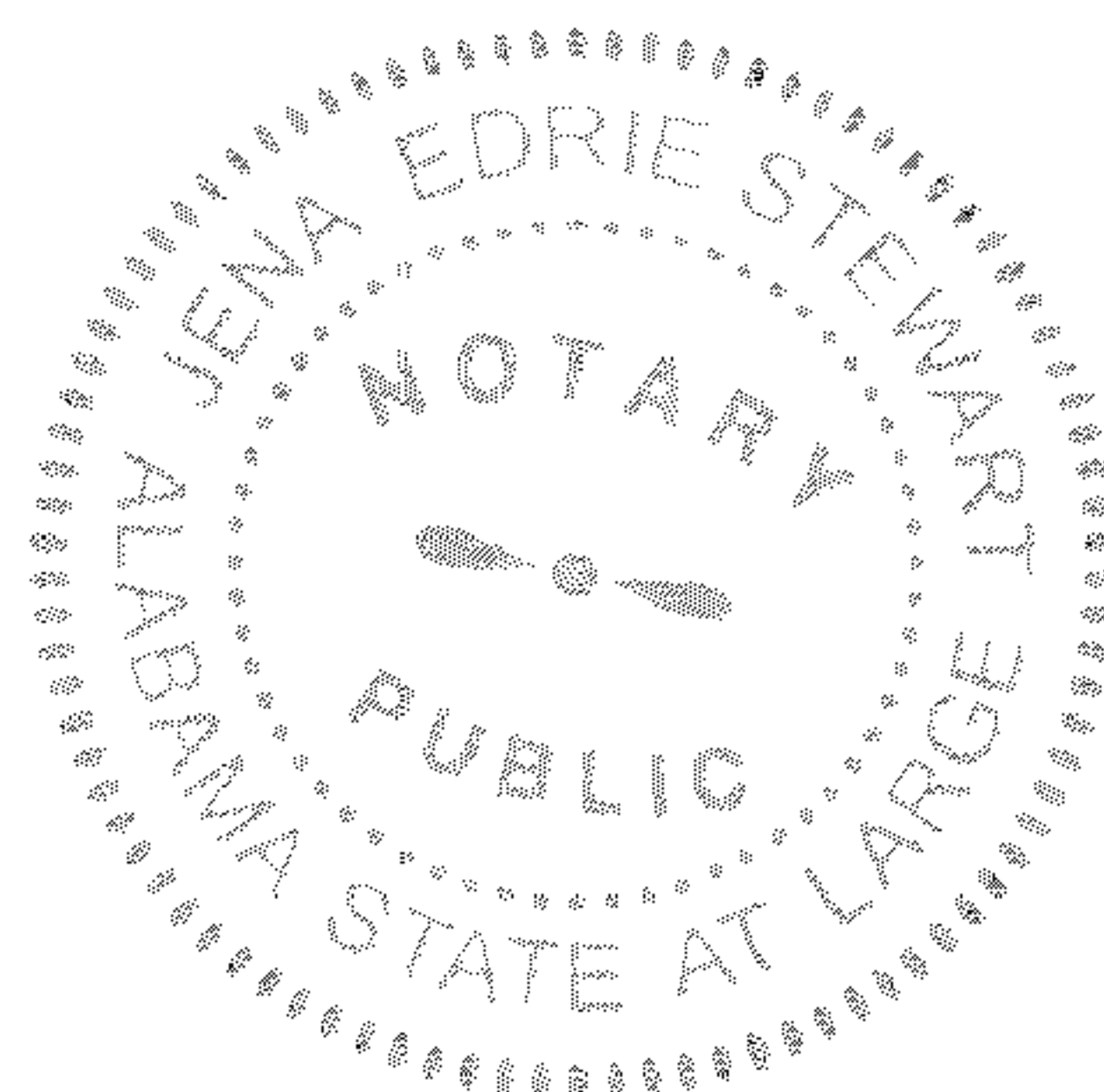
STATE OF ALABAMA  
JEFFERSON COUNTY

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.

Jena Edrie Stewart  
NOTARY PUBLIC

My Commission Expires: 10/2/18



*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:	CAROL MARIE CULPEPPER
Mailing Address:	344 SHELBY FARMS LANE ALABASTER , AL 35007	Mailing Address:	344 SHELBY FARMS LANE ALABASTER , AL 35007
Property Address:	344 SHELBY FARMS LANE ALABASTER , AL 35007	Date of Sales	June 11th, 2018
		Total Purchase Price:	(\$212,215.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Tax Appraisal  
☐ Other Tax Assessment

Barnes & Barnes Law Firm, P.C. File No: 18-6250