

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

Send Tax Notice To:
KAREN H. DUNCAN

104 GRIFFIN PARK TRAIL
BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty-Two Thousand Nine Hundred Sixty and 00/100 Dollars (\$362,960.00)* 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 KAREN H. DUNCAN (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT A-30, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR I PHASE I, AS RECORDED IN MAP BOOK 48, PAGE 87 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 104 GRIFFIN PARK TRAIL, BIRMINGHAM, AL 35242

*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. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 111, PAGE 408 AND VOLUME 273, PAGE 201.
5. EASEMENT RECORDED IN INST. NO. 20160620000210340.
6. RESTRICTIONS RECORDED IN 20160620000210350.

\$233,313.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 2nd day of July, 2018.

NEWCASTLE CONSTRUCTION, INC.

By: _____

Amanda Watson

AMANDA WATSON

Its: VICE PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON, whose name as VICE PRESIDENT 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, AMANDA WATSON, 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.

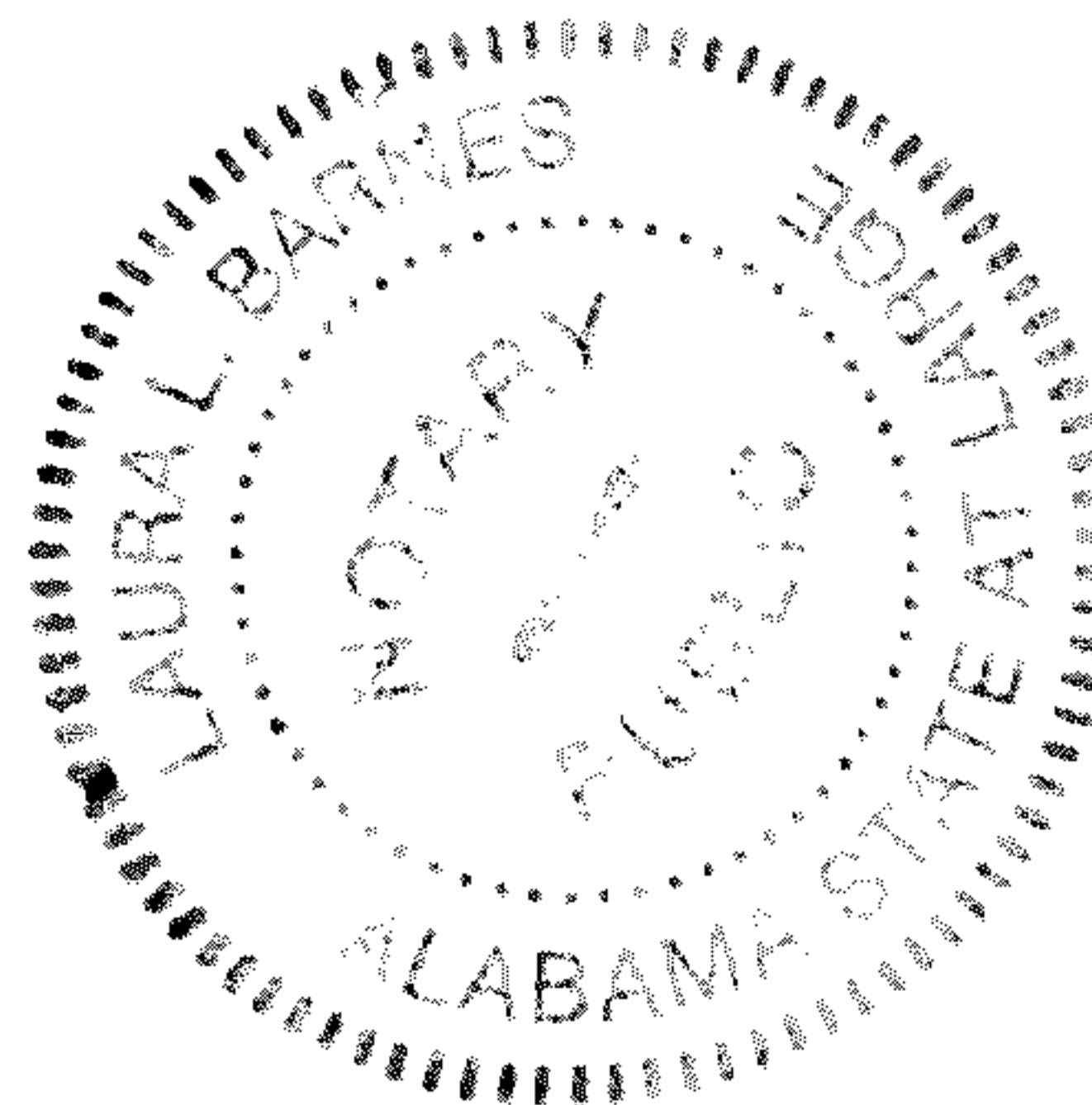
Given under my hand and official seal this 2nd day of July, 2018.

[Signature]

NOTARY PUBLIC

My Commission Expires: _____

2/4/20



Real Estate Sales Validation Form

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

20180702000235030 07/02/2018 02:06:02 PM DEEDS 3/3

Grantor's Name: NEWCASTLE
CONSTRUCTION, INC.
Mailing Address: 104 GRIFFIN PARK TRAIL
BIRMINGHAM, AL 35242
Property Address: 104 GRIFFIN PARK TRAIL
BIRMINGHAM, AL 35242

Grantee's Name: KAREN H. DUNCAN
Mailing Address: 104 GRIFFIN PARK TRAIL
BIRMINGHAM, AL 35242
Date of Sales: July 2nd, 2018
Total Purchase Price: (\$362,960.00)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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).

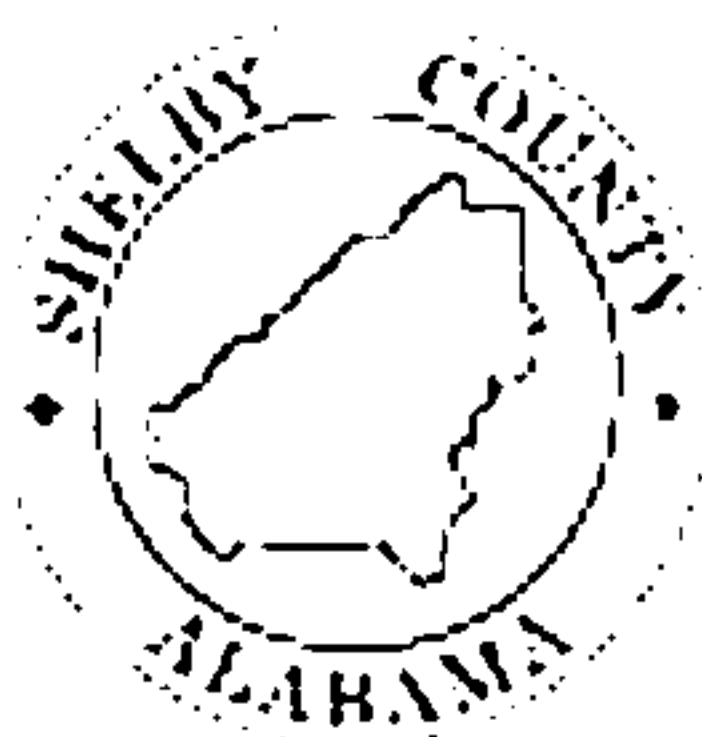
Date: July 2nd, 2018

Print Laura L. Barnes

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2018 02:06:02 PM
\$151.00 CHERRY
20180702000235030