

20180731000273090
07/31/2018 01:09:00 PM
DEEDS 1/2

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice To:
Darren Simpson and Rachel Simpson

1731 Dead Hollow Road
Harpersville, AL 35078

Quit Claim Deed
(Title Not Examined - No Opinion Expressed)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and NO/ Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Newcastle Construction, Inc., (herein referred to as Grantor) does grant, bargain, sell and convey unto Darren Simpson and Rachel Simpson, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Plat of Old Cahaba Estates Sector 4, as recorded in Map Book 46, Page 1,
in the Office of the Probate Judge of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$0.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, the undersigned has hereto set its hand and seal this 31st day of July, 2018.

Newcastle Construction, Inc.

Amanda Watson (L.S.)
By: Amanda Watson
Its Secretary/Comptroller

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Amanda Watson whose name as Secretary/Comptroller of Newcastle Construction, Inc. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, he, in his capacity as such Secretary/Comptroller and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2018.

My Commission Expires: My Commission Expires
May 5, 2020

Martha A. Kearsley
NOTARY PUBLIC

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.
Mailing Address 3978 Parkwood Road SE
Bessemer, AL 35022

Grantee's Name Darren Simpson and Rachel Simpson
Mailing Address 1731 Dead Hollow Road
Harpersville, AL 35078

Property Address Lot 10, Old Cahaba Estates, Sector 4
Map Book 46, Page 1, Shelby County, AL

Date of Sale 07/31/2018

Total Purchase Price \$ ~~46,000.00~~ 91,700.00

or

Actual Value \$ _____

20180731000273090 07/31/2018 01:09:00 PM DEEDS 2/2 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 7/31/18

Print Jeff W. Parmer

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2018 01:09:00 PM
\$110.00 CHERRY
20180731000273090

Jeff W. Parmer

Form RT-1