20180802000275710 08/02/2018 12:50:59 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY: BARNES & BARNES LAW FIRM, P.C.

Send Tax Notice To:
JOSEPH JUDSON ROBINSON and
JESSICA ALENE ROBINSON

8107 PARKWAY DRIVE LEEDS, ALABAMA 35094 (205) 699-5000

131 GRIFFIN PARK TRAIL BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eighty Thousand Four Hundred Eighty-Six and 00/100 Dollars (\$380,486.00)* 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 Grantees 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 JOSEPH JUDSON ROBINSON and JESSICA ALENE ROBINSON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT A-28, 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: 131 GRIFFIN PARK TRAIL, BIRMINGHAM, AL 35242

*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 GRANTED 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.

\$361,462.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their 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 Grantees, their 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 1st day of August, 2018.

NEWCASTLE CONSTRUCTION.

AMANDA WATSON.

INC.

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, VICE PRESIDENT, 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 1st day of August, 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
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Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	JOSEPH JUDSON ROBINSON and JESSICA ALENE ROBINSON
Mailing Address:	131 GRIFFIN PARK TRAIL	Mailing Address:	131 GRIFFIN PARK TRAIL
	BIRMINGHAM, AL 35242		BIRMINGHAM, AL 35242
Property Address:	131 GRIFFIN PARK TRAIL	Date of Sales	August 1st, 2018
	BIRMINGHAM, AL 35242	Total Purchase Price:	(\$380,486.00)
Of Office of the Control of the Cont	ed and Recorded ficial Public Records	Actual Value	\$: \$
Co	ige James W. Fuhrmeister, Probate Judge, unty-Clerk elby-County, AL	OR	
540	02/2018 12:50:59 PM 01.50 CHERRY 180802000275710	Assessor's M	arket Value: <u>\$</u>
The purchase price of	or actual value claimed on this form	n can be verified in the foll	lowing documentary evidence: (check one)
(Necordation of doci	umentary evidence is not required) Bill of Sale	Tax Appraisal	
······································	Sales Contract	Other Tax Assessment	
X	Closing Statement		
If the conveyance do is not required.	ocument presented for recordation	contains all of the required	information referenced above, the filing of this form
	<u> </u>	Instructions	
Grantor's name and mailing address. Graconveyed.	mailing address- provide the nat intee's name and mailing address-	me of the person or person	ons conveying interest to property and their current erson or persons to whom interest to property is being
Property address- th property was convey		y being conveyed, if availa	able. Date of Sale- the date on which interest to the
Total purchase price offered for record.	-the total amount paid for the pur	chase of the property, both	real and personal, being conveyed by the instrument
Actual value- if the postered for record. T	property is not being sold, the true his may be evidenced by an apprai	value of the property, both sal conducted by a licensed	real and personal, being conveyed by the instrument dappraiser or the assessor's current market value.
the property as deter	ed and the value must be determined mined by the local official charge r will be penalized pursuant to Coefficial to Coefficial charge.	ed with the responsibility of	fair market value, excluding current use valuation, of of valuing property for property tax purposes will be 22-1 (h).
I attest, to the best understand that any 1975 § 40-22-1 (h).	of my knowledge and belief that false statements claimed on this false	t the information contained from may result in the imp	ed in this document is true and accurate. I further osition of the penalty indicated in Code of Alabama
Date: August 1st,	<u>2018</u>	Print <u>La</u>	ura L. Barnes
Unattested		Sign	
Attitude to the state of the st	(verified by)		rantor/Grantee/Owner/Agent) circle one
	T-2/58N/1001250		
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Barnes & Barnes Law Firm, P.C. File No: 18-6371