

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180907000321880
09/07/2018 09:59:02 AM
DEEDS 1/2

Send Tax Notice To:
Joshua R Franklin
Brandi Franklin
185 Appleford Road
Helena, AL 35080

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Thirteen Thousand One Hundred Eighty Dollars and No Cents (\$313,180.00) to the undersigned Grantor, Newcastle Construction, Inc., an Alabama Corporation (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joshua R Franklin and Brandi Franklin (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20A, according to the Survey of Amended Survey of Hillsboro Subdivision, Phase 1, as recorded in Map Book 39, Page 140 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$281,862.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Secretary, Bethany David, who is authorized to execute this conveyance has hereto set its signature and seal, this the 24th day of August, 2018.


NEWCASTLE CONSTRUCTION, INC.


Bethany David
Secretary

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bethany David, whose name as Secretary of Newcastle Construction, Inc. and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he/she/they, as such and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 24th day of August, 2018.


Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 5/17/22



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 121 Bishop Circle
Pelham, AL 35124

Grantee's Name Joshua R. and Brandi Franklin
 Mailing Address 185 Appleford Road
Helena, AL 35080

Property Address 185 Appleford Road
Helena, AL 35080

Date of Sale 08/24/2018

Total Purchase Price \$ 313,180.00

or

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)

☐ 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

8/24/18

Print

Cassy L. Darley

Sign

Cassy L. Darley

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 09/07/2018 09:59:02 AM
 \$49.50 DEBBIE
 20180907000321880

Allen S. Bevil

Form RT-1