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

Send Tax Notice To:
GREGORY CHASE O'MARY and
STEPHANIE TERRY O'MARY

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

704 HELENA STATION DRIVE HELENA, AL 35080

## CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$295,900.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, LLC, (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 GREGORY CHASE O'MARY and STEPHANIE TERRY O'MARY (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF HELENA STATION, AS RECORDED IN MAP BOOK 47, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 704 HELENA STATION DRIVE, HELENA, AL 35080

\*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 275, PAGE 682; INST. CO. 2016-35025 AND INST. NO. 2016-35027.
- 5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2017-14157.

\$281,105.00 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 November, 2018.

NEWCASTLE CONSTRUCTION, LLC

By: <u>Www.</u>

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, LLC, 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, LLC on the day the same bears date.

Qiven under my hand and official seal this 1st day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

BARY

## 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, LLC	Grantee's Name:		ASE O'MARY and
Mailing Address:	704 HELENA STATION DRIVE	Mailing Address:	STEPHANIE TERRY O'MARY 704 HELENA STATION DRIVE HELENA, AL 35080	
Property Address:	HELENA , AL 35080 704 HELENA STATION DRIVE	Date of Sales		
	HELENA, AL 35080	Total Purchase Price: Actual Valu	November 1st, 2018 (\$295,900.00)	
				\$
		OR.	1 . 1 7 1	<b>*</b>
		Assessor's M	arket Value:	
The purchase price or (Recordation of documents)	actual value claimed on this form can be mentary evidence is not required)	e verified in the following o	documentary evide	ence: (check one)
	Bill of Sale	Tax Appraisal		
· · · ·	Sales Contract	Other Tax Assessment		
X	Closing Statement			
If the conveyance docis not required.	ument presented for recordation contains	s all of the required informa	ation referenced al	bove, the filing of this form
	<u> </u>	nstructions	<u> </u>	
Grantor's name and remailing address. Granconveyed.	nailing address- provide the name of the tee's name and mailing address-provide	he person or persons con-	veying interest to persons to whom	property and their current interest to property is being
Property address- the property was conveyed	physical address of the property being d.	conveyed, if available. Da	ate of Sale- the da	ate on which interest to the
Total purchase price - offered for record.	the total amount paid for the purchase of	f the property, both real and	d personal, being	conveyed by the instrument
Actual value- if the profered for record. This	operty is not being sold, the true value of its may be evidenced by an appraisal cond	f the property, both real an ducted by a licensed apprai	d personal, being ser or the assessor	conveyed by the instrument 's current market value.
the property as detern	I and the value must be determined, the calcined by the local official charged with will be penalized pursuant to Code of Al	the responsibility of valuin	ng property for pr	ng current use valuation, of operty tax purposes will be
I attest, to the best of understand that any factors \$40-22-1 (h).	of my knowledge and belief that the in alse statements claimed on this form ma	nformation contained in the y result in the imposition	nis document is too of the penalty ind	rue and accurate. I further icated in Code of Alabama
Date: November 1st	<u>t, 2018</u>	Print Laura L.	Barnes	
Unattested	/ · /* 1 1 ×	Sign (		
	(verified by)	(Grantor/	Grantee/Owner/	Agent) circle one
	Filed and Recorded Official Public Records	<b>\$</b>		



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2018 09:30:04 AM
\$36.00 CHERRY

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