

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

Send Tax Notice To:
ANGELIA L. ALLEN

705 SHELBY FARMS PLACE
ALABASTER, AL 35007

CORPORATION WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Six Thousand Nine Hundred Seventy-Five and 00/100 Dollars (\$276,975.00)* 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 ANGELIA L. ALLEN (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 30, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 705 SHELBY FARMS PLACE, ALABASTER, AL 35007

*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 granted to AT&T recorded in Real 166, Page 653.
5. Right-of-way granted to Plantation Pipe Line recorded in Volume 112, Page 311.
6. Right-of-way granted to Alabama Power Company recorded in Volume 112, Page 457 and Volume 123, Page 436.
7. Grant of land easement with restrictive covenants granted to Alabama Power Company recorded in Inst. No. 20071108000516290.
8. Declaration of Protective Covenants for Shelby Farms as recorded in Inst. No. 20080130000038130.
9. Easement to City of Alabaster recorded in Inst. No. 20080130000038120; Inst. No. 20080130000038130; Inst. No. 2008013000038110 and Inst. No. 2008013000038100.
10. Assignment of Developer's rights recorded in Inst. No. 2015-20163.

\$263,126.00 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 11th day of January, 2019.

NEWCASTLE CONSTRUCTION, INC.

By: Bethany David
BETHANY DAVID

Its: CONTROLLER

STATE OF ALABAMA
JEFFERSON COUNTY

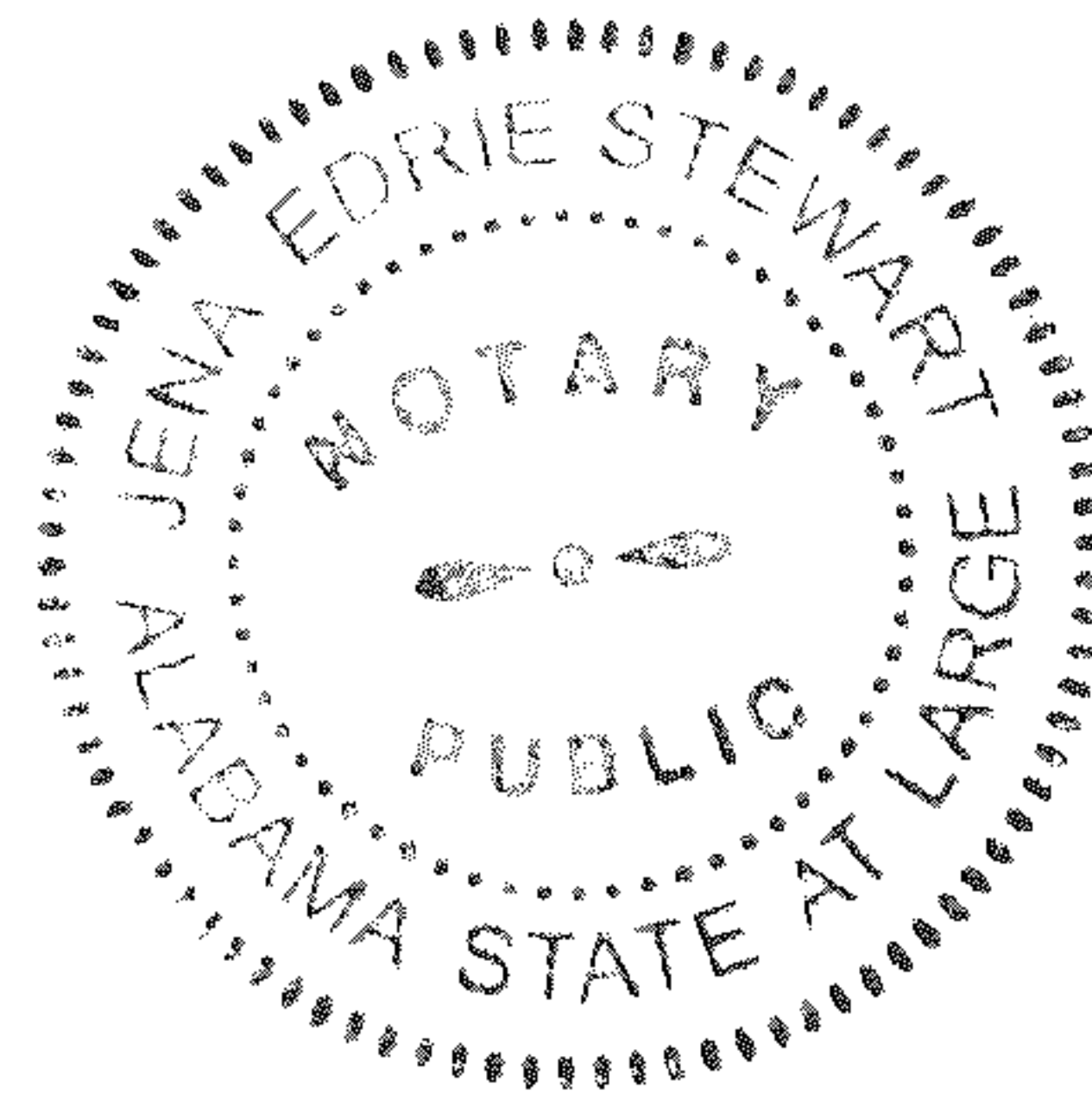
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, whose name as CONTROLLER of NEWCASTLE CONSTRUCTION, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, 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, INC. on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2019.

[Signature]

NOTARY PUBLIC

My Commission Expires: 9-28-22



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20190114000013440 01/14/2019 09:48:36 AM DEEDS 3/3

Grantor's Name: NEWCASTLE CONSTRUCTION, INC.	Grantee's Name: ANGELIA ALLEN
Mailing Address: 705 SHELBY FARMS PLACE ALABASTER, AL 35007	Mailing Address: 705 SHELBY FARMS PLACE ALABASTER, AL 35007
Property Address: 705 SHELBY FARMS PLACE ALABASTER, AL 35007	Date of Sales: January 11th, 2019
	Total Purchase Price: (\$276,975.00)
	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: January 11th, 2019

____ Unattested

(verified by)

Print

Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2019 09:48:36 AM
\$35.00 CHERRY
20190114000013440

Allen S. Bayl