

20190122000023240
01/22/2019 04:12:45 PM
DEEDS 1/3

SEND TAX NOTICE TO:
NEWCASTLE CONSTRUCTION, INC.
121 BISOP CIRCLE
PELHAM, AL 35124

Mortgages previously recorded on 01/17/2019
and indexed as instrument #'s 20190117000019630,
20190117000019660, 20190117000019700,
20190117000019730

GENERAL WARRANTY DEED

THE STATE OF ALABAMA
JEFFERSON COUNTY

Know All Men by These Presents: That for and in consideration of THREE HUNDRED SIXTY THOUSAND AND NO/100 (\$360,000.00) in hand paid to the undersigned, NEWCASTLE DEVELOPMENT, LLC. hereinafter referred to as "Grantor") by NEWCASTLE CONSTRUCTION, INC. (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOTS A5-8, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT, SECTOR I PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record

All the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

And Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons

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 14th day of January, 2019.

NEWCASTLE DEVELOPMENT, LLC.

By: 
GLENN SIDDLE

Its: MANAGING MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN SIDDLE, whose name as MANAGING MEMBER of NEWCASTLE DEVELOPMENT, 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, GLENN SIDDLE, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said NEWCASTLE DEVELOPMENT, LLC., on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2019.


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*

Grantor's Name NEWCASTLE DEVELOPMENT.
 Mailing Address 121 BISHOP CIRCLE
 PELHAM, AL 35124

Grantee's Name NEWCASTLE CONSTRUCTION, INC
 Mailing Address 121 BISHOP CIRCLE
 PELHAM, AL 35124

Property Address Lots A5-8 Griffin Park Sec 1, Phs
 Map Book 50 Page 35
 Birmingham, AL 35242

Date of Sale 01/14/2019

Total Purchase Price \$ 360,000

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 1-14-19

Print Leslie McGhee

Sign Leslie McGhee

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2019 04:12:45 PM
 \$25.00 CHERRY
 20190122000023240

Allen S. Bayl

Print Form

Form RT-1