

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Jennifer J. Bellanca  
274 Rowntree Path  
Helena, AL 35080

## STATUTORY WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 21st day of May, 2019 by and between, Newcastle Construction, Inc., an Alabama Corporation (herein referred to as Grantor) and Jennifer J. Bellanca (herein referred to as Grantee):

### WITNESSETH THAT:

That Grantor does hereby for and in consideration of Two Hundred Ninety Two Thousand Six Hundred Twenty Five Dollars and No Cents (\$292,625.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby, County, Alabama to wit:

Lot 371, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Page 123 A, B, and C, in the Probate Office of Shelby County, Alabama.

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

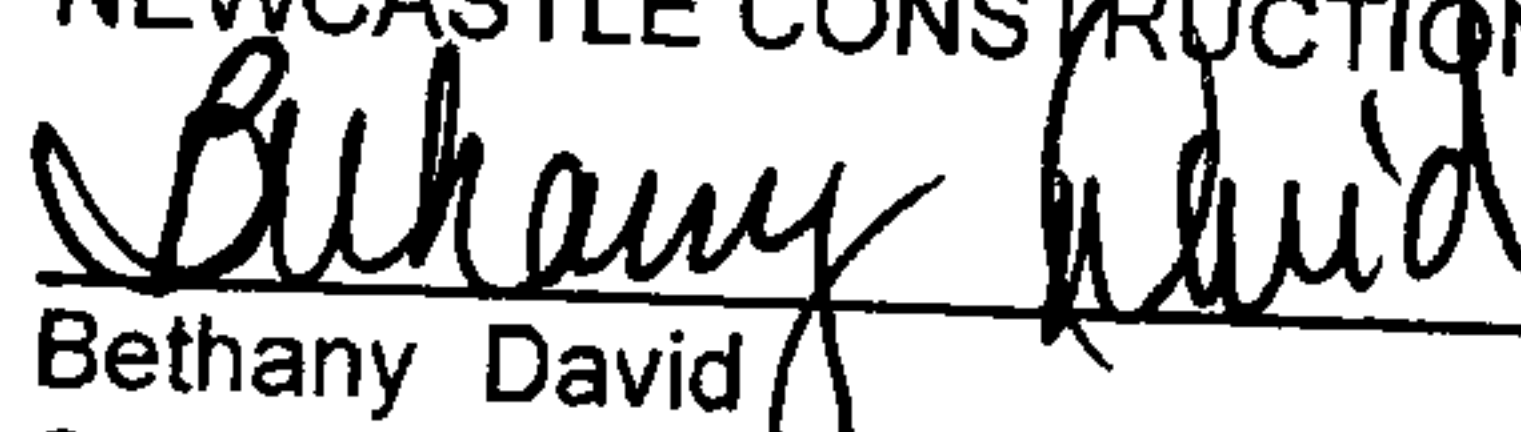
\$262,625.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, his, her or their heirs and assigns or its successors, forever.

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.

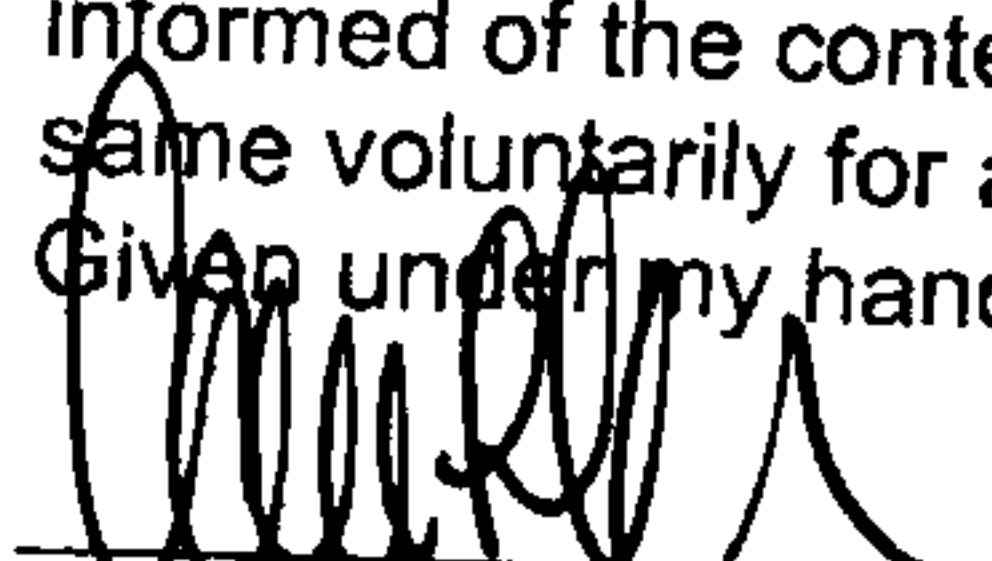
IN WITNESS WHEREOF, the said Grantor, by its Secretary, who is authorized to execute this conveyance hereto set his/her/their signature and seal, this the 21st day of May, 2019.

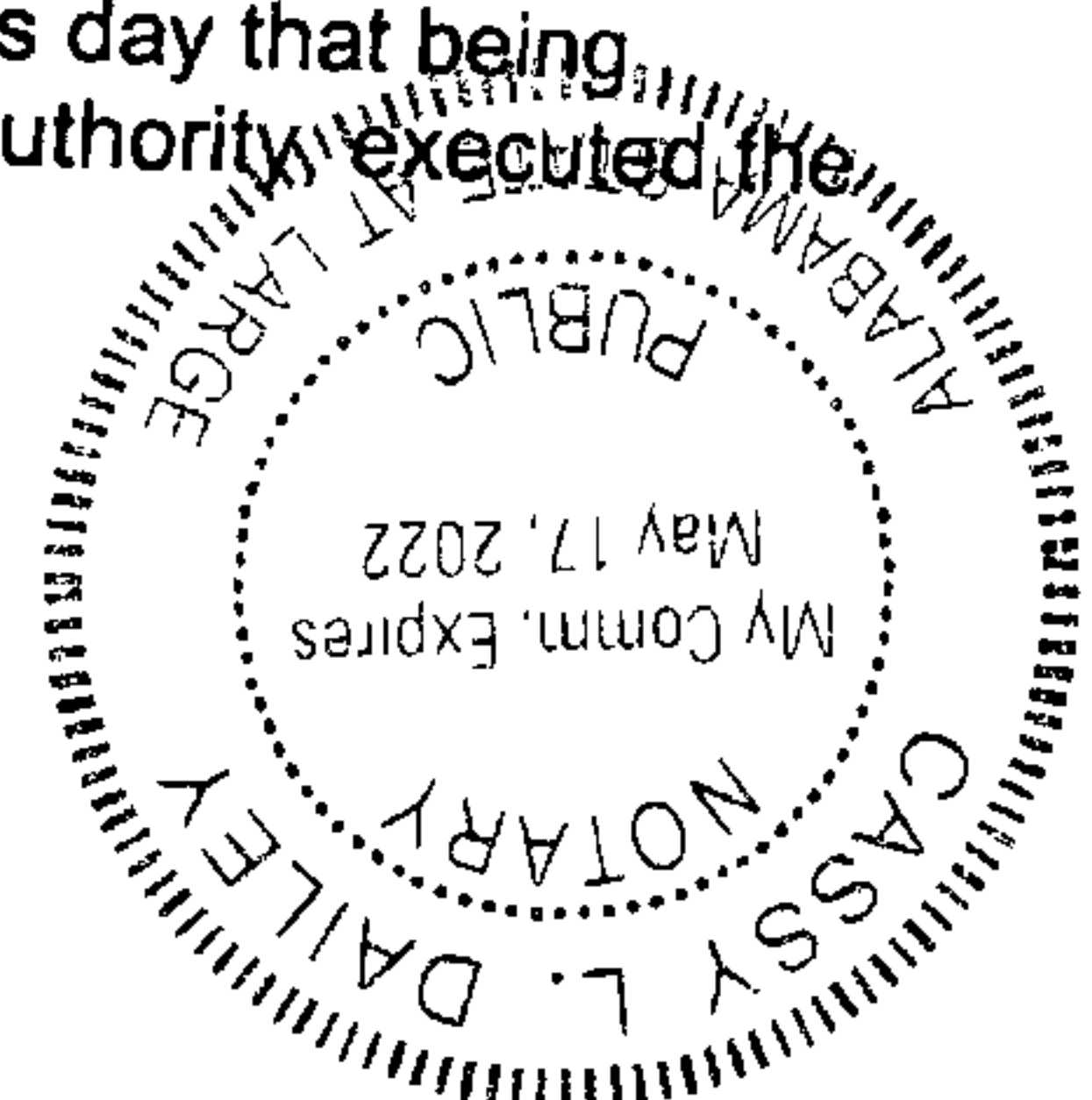
NEWCASTLE CONSTRUCTION, INC.

  
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 (s) as Secretary of Newcastle Construction, Inc. and whose name(s) is/are signed to the foregoing instrument, and who is/are 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 21st day of May, 2019.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



**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 Jennifer J. Bellanca  
 Mailing Address 600 Rosebury Road  
Helena, AL 35080

Property Address 274 Rowntree Path  
Helena, AL 35080

Date of Sale 05/21/2019

Total Purchase Price \$ 292,625.00

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 5-21-19

Print

Unattested

Sign

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/05/2019 11:54:44 AM  
 \$48.00 CHARITY  
 20190605000194650

*Allen S. Boyd*