20191021000386580 10/21/2019 10:22:22 AM DEEDS 1/3

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

Send Tax Notice To: CHRISTOPHER HARRIS and NAKISHIA HARRIS 4491 OLD CAHABA PARKWAY 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 Three Hundred Seven Thousand Nine Hundred Fifty and 00/100 Dollars (\$307,950.00)* 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 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 CHRISTOPHER HARRIS and NAKISHIA HARRIS (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 5149, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 5, AS RECORDED IN MAP BOOK 50, PAGE 14 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4491 OLD CAHABA PARKWAY, 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. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2014-39995.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 230, PAGE 113; INST. NO. 2015-19045 AND INST. NO. 2017-8927; INST. NO. 2018-20157 AND INST. NO. 2018-20158.

\$302,371.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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.

20191021000386580 10/21/2019 10:22:22 AM DEEDS 2/3

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 18th day of October, 2019. NEWCASTLE CONSTRUCTION, INC.

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 18th day of October, 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

20191021000386580 10/21/2019 10:22:22 AM DEEDS 3/3

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	CHRISTOPHER NAKISHIA HA	
Mailing Address:	4491 OLD CAHABA PARKWAY	Mailing Address:	NAKISHIA HARRIS 4491 OLD CAHABA PARKWAY	
Property Address:	HELENA, AL 35080 4491 OLD CAHABA PARKWAY	Date of Sales	HELENA, AL 3 October 18th, 20	
	HELENA, AL 35080	Total Purchase Price: Actual Value OR	(\$307,950.00) e:	\$
		Assessor's M	arket Value:	
Recordation of docume	ctual value claimed on this form entary evidence is not required)		wing documentar	y evidence: (check one)
Bill of Sale Sales Contract		Tax Appraisal Other Tax Assessment		
	Closing Statement	Ouici Tax Ass		
If the conveyance documents not required.	ment presented for recordation of	contains all of the required i	nformation refere	nced above, the filing of this form
· · ·		Instructions	<u> </u>	
		of the person or persons con	• •	property and their current mailing rest to property is being conveyed
Property address- the poroperty was conveyed.		being conveyed, if availa	ble. Date of Sale-	the date on which interest to the
Fotal purchase price -the offered for record.	e total amount paid for the purc	hase of the property, both	real and personal,	being conveyed by the instrument
-	perty is not being sold, the true may be evidenced by an apprais		-	being conveyed by the instrument ssessor's current market value.
he property as determi		d with the responsibility of	f valuing property	excluding current use valuation, of for property tax purposes will be
-	-	7.6	, and the second se	and accurate. I further understand on Code of Alabama 1975 § 40-22-
Date: October 18th.	2019	Print Lau	ra L. Barnes	· · · · · · · · · · · · · · · · · · ·
Unattested	(verified by)	Sign / (Gr	antor/Grantee/Ov	wner/Agent) circle one
	Filed and Recorded Official Public Reco Judge of Probate, Sh Clerk Shelby County, AL 10/21/2019 10:22:22 \$34.00 CHERRY 20191021000386580	ords nelby County Alabama, County AM	- 5. Beyl	