20191227000479500 12/27/2019 02:50:52 PM 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 P. WILLIAMSON, II and KRISTEN A. WILLIAMSON 4555 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 Thirty-Six Thousand Seven Hundred Fifty-One and 00/100 Dollars (\$336,751.00)* 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 P. WILLIAMSON, II and KRISTEN A. WILLIAMSON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 5134, 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: 4555 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 VOL. 230, PAGE 113; INST. NO. 2015-19045; INST. NO. 2017-8927; INST. NO. 2018-20157 AND INST. NO. 2018-20158.

\$320,336.00 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 24th day of December, 2019. NEWCASTLE CONSTRUCTION, INC.

By: May 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 24th day of December, 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

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| Grantor's Name: | NEWCASTLE CONSTRUCTION, INC. | Grantee's Name: | CHRISTOPHER P. WILLIAMSON, II and KRISTEN A. WILLIAMSON | |
|--|--|--|---|--|
| Mailing Address: | 4555 OLD CAHABA PARKWAY | Mailing Address: | | HABA PARKWAY |
| <u> </u> | HELENA, AL 35080 | | HELENA, AL 35080 | |
| Property Address: | 4555 OLD CAHABA PARKWAY | Date of Sales | December 24th. | , 2019 |
| | HELENA, AL 35080 | Total Purchase Price: Actual Value | (\$336,751.00) | • |
| | | OR | • | <u></u> |
| | | Assessor's Ma | arket Value: | \$ |
| | | | | |
| • | actual value claimed on this form can be v | erified in the following doc | umentary evider | ice: (check one) |
| (Recordation of docum | nentary evidence is not required) | The American in a 1 | | |
| <u> </u> | Bill of Sale | Tax Appraisal Other Tax Assessment | | |
| * 7 | Sales Contract Closing Statement | Ouldi fax Assessment | | |
| X | Ciosing Statement | | | |
| If the conveyance docuis not required. | iment presented for recordation contains a | Il of the required information | on referenced abo | ove, the filing of this form |
| | | structions | · <u> </u> | |
| Grantor's name and ma | niling address- provide the name of the per | | nterest to propert | y and their current mailing |
| address. Grantee's nam | e and mailing address- provide the name of | of the person or persons to w | hom interest to p | property is being conveyed. |
| | | | | |
| Property address- the property was conveyed | physical address of the property being coll. | onveyed, if available. Date | of Sale- the dat | te on which interest to the |
| Total purchase price -1 offered for record. | the total amount paid for the purchase of t | the property, both real and p | personal, being c | onveyed by the instrument |
| Actual value- if the prooffered for record. Thi | operty is not being sold, the true value of s s may be evidenced by an appraisal condu | the property, both real and picted by a licensed appraise | personal, being c r or the assessor's | conveyed by the instrument s current market value. |
| the property as determ | l and the value must be determined, the curined by the local official charged with the will be penalized pursuant to Code of Ala | ne responsibility of valuing | et value, excludir property for pro | ng current use valuation, of operty tax purposes will be |
| I attest, to the best of n that any false statement 1 (h). | ny knowledge and belief that the informating the claimed on this form may result in the | ion contained in this docume imposition of the penalty in | ent is true and ac idicated in <u>Code</u> | curate. I further understand of Alabama 1975 § 40-22- |
| Date: December 2 | 4th. 2019 | Print Laura L. Ba | arnes | |
| | | | | |
| Unattested | | Sign (| $\sqrt{}$ | |
| Onanostou | (verified by) | | antee/Owner/A | gent) circle one |
| | (verified by) | | direct of this | 5011.0) 011 010 0110 |
| | | | | |
| Chr. stoph. | er P. Williamson I | t Kriskn | A. Willia | inson |
| | | July 1 | LMUL | |
| | | Filed and I Official Pu | Recorded blic Records | |
| | | Judge of Pr Clerk | robate, Shelby County Alabama, Co | uuty |
| ♥ | | Shelby Cou 12/27/2019 | inty, AL 02:50:52 PM | |

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