

20-8098

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 Parkway Drive  
Leeds, AL 35094  
(205) 699-5000

Send Tax Notice to:  
Newcastle Construction, Inc.  
  
121 Bishop Circle  
Pelham, AL 35124

**CORPORATE WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **NEWCASTLE DEVELOPMENT, LLC**, hereby remise, release, quit claim, grant, sell and convey to **NEWCASTLE CONSTRUCTION, INC.**, (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT A-76, 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.**

**APPROXIMATE PROPERTY ADDRESSES: 877 GRIFFIN PARK CIRCLE, BIRMINGHAM, AL 35242.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

**THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR(S).**

**SUBJECT TO:**

- 1. EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY OF RECORD.**

TO HAVE AND TO HOLD 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 10<sup>th</sup> day of January, 2020.

NEWCASTLE DEVELOPMENT, LLC.

By: 

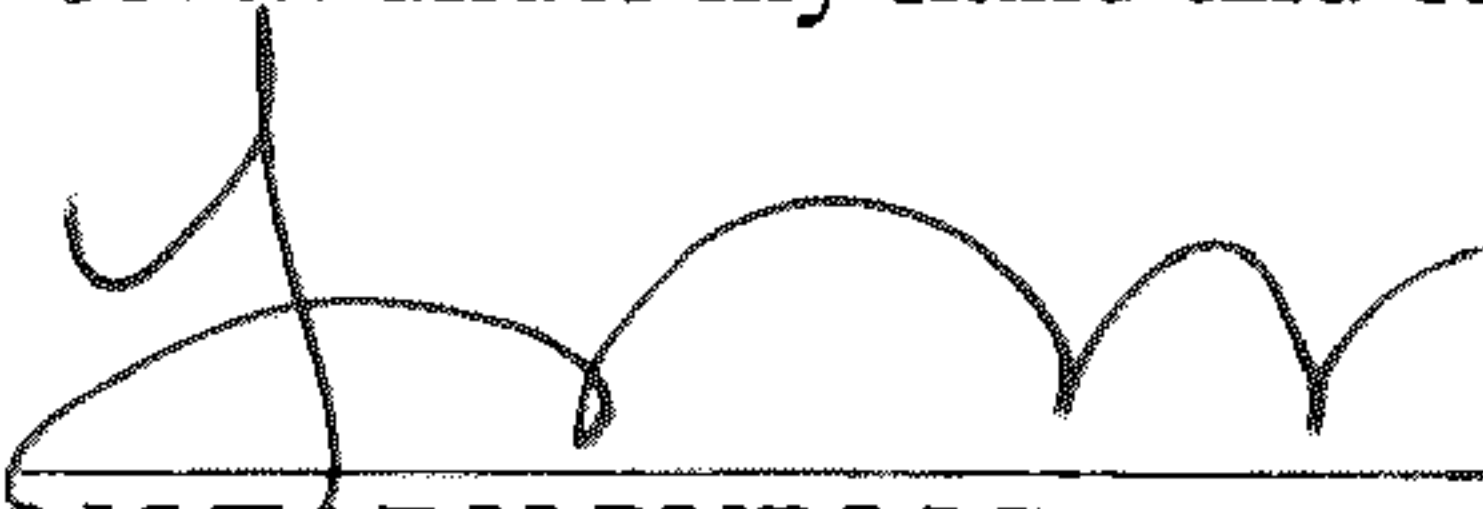
GLENN SIDDLE

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 10<sup>th</sup> day of Jan., 2020.



NOTARY PUBLIC

My Commission Expires: 02/04/24



## 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, LLC.  
Mailing Address: 121 BISHOP CIRCLE  
PELHAM, AL 35124

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

Property Address: 121 BISHOP CIRCLE  
PELHAM, AL 35124

Date of Sales 01/10/20

Total Purchase Price: (\$ \_\_\_\_\_)  
Actual Value: \$ 105,000.00  
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	<u>X</u>	_____ Tax Appraisal
_____ Sales Contract	_____	_____ Other Tax Assessment
_____ 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: 01/10/20

Print Glenn Siddle  
Laura L. Barnes

\_\_\_\_ Unattested

Sign

\_\_\_\_\_  
(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  
06/10/2020 11:12:57 AM  
\$93.00 CHARITY  
20200610000235150

Allen S. Bayl