20200724000311260 07/24/2020 12:58:08 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

Send Tax Notice To:
DENNIS MATTHEW
McGOLDRICK

8107 PARKWAY DRIVE LEEDS, ALABAMA 35094 (205) 699-5000

336 SHELBY FARMS LANE ALABASTER, AL 35007

CORPORATION WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Two Thousand Five and 00/100 Dollars (\$242,005.00)* 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 Grantee 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 DENNIS MATTHEW McGOLDRICK (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 336 SHELBY FARMS LANE, ALABASTER, AL 35007

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

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. UNIVERSITY OF MONTEVALLO TO HAVE UNRESTRICTED ACCESS TO EXISTING RETENTION POND FOR LEARNING AND TRAINING AS PER RECORD MAP.
- 5. RIGHT OF WAY GRANTED TO AT&T RECORDED IN REAL 166, PAGE 653.
- 6. RIGHT OF WAY GRANTED TO PLANTATION PIPE LINE RECORDED IN VOL. 112, PAGE 311.
- 7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOL. 112, PAGE 457 AND VOL. 123, PAGE 436.
- 8. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20071108000516290.
- 9. DECLARATION OF PROTECTIVE COVENANTS FOR SHELBY FARMS AS RECORDED IN INST. NO. 200080130000038130.
- 10. EASEMENT TO CITY OF ALABASTER RECORDED IN INST. NO. 20080130000038120; INST. NO. 20080130000038130; INST. NO. 2008013000038110 AND INST. NO. 2008013000038100.
- 11. ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED IN INST. NO. 2015-20163.

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\$242,005.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, his/her 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 Grantee, his/her 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 23rd day of July, 2020.

NEWCASTLE CONSTRUCTION, INC.

By:

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 23rd day of July, 2020.

NOTARY PUBLIC

My Commission Expires:

CAMMISSION OF ALABAMA INTIMITION OF ALABAMA INTIMITIAL OF ALABAMA INTIMITION OF ALABAMA INTIMITION OF ALABAMA INTIMITIMITIAL OF ALABAMA INTIMITIAL OF ALABAMA INTIMITIMITIAL OF ALABAMA INTIMITIAL OF

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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	Grantee's Name:	DENNIS MATT	Ή F W
Mailing Address:	CONSTRUCTION, INC. 336 SHELBY FARMS LANE	Mailing Address: Date of Sales Total Purchase Price: Actual Value	McGOLDRICK 336 SHELBY FARMS LANE ALABASTER, AL 35007	
Property Address:	ALABASTER, AL 35007 336 SHELBY FARMS LANE ALABASTER, AL 35007			
			July 23rd, 2020 (\$242,005.00)	
				\$
		OR Assessor's Ma	arket Value:	\$
The purchase price or a	ctual value claimed on this form can be entary evidence is not required)			201 (ola ola ola ola ola ola ola ola ola ola
	entary evidence is not required) Bill of Sale		reunicitially evidence	e: (cneck one)
	Sales Contract Tax Appraisal Other Tax Assessmen			
X	Closing Statement	Outer ray Mascasinelli		
If the conveyance documents is not required.	nent presented for recordation contains	all of the required informati	on referenced above	ve, the filing of this form
Grantor's name and mail address. Grantee's name	Ing address- provide the name of the peand mailing address- provide the name	structions erson or persons conveying i of the person or persons to w	nterest to property hom interest to pro	and their current mailing operty is being conveyed.
	ysical address of the property being c			
Total purchase price -the offered for record.	total amount paid for the purchase of	the property, both real and p	personal, being con	veyed by the instrument
Actual value- if the property offered for record. This n	erty is not being sold, the true value of nay be evidenced by an appraisal condu	the property, both real and particle of the property of the pr	personal, being con or the assessor's c	veyed by the instrument urrent market value
If no proof is provided anthe property as determine	nd the value must be determined, the cured by the local official charged with the local pursuant to Code of Alal	rrent estimate of fair marke	4 1 - 1 · 1 ·	
attest, to the best of my hat any false statements (h).	knowledge and belief that the information of the second claimed on this form may result in the	on contained in this docume imposition of the penalty inc	nt is true and accurdicated in <u>Code of</u>	ate. I further understand Alabama 1975 § 40-22-
Date: <u>July 23rd, 2020</u>		Print Laura L. Bar	nes	
Unattested	(verified by)	Sign (Grantor/Gra	ntee/Owner/Age	nt) circle one
THE STATE OF THE S	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, Co Clerk Shelby County, AL 07/24/2020 12:58:08 PM \$29.00 CHERRY 20200724000311260	Ollinty S. Beyd		