

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

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

Send Tax Notice To:  
DENNIS MATTHEW  
McGOLDRICK

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. 20080130000038110 AND INST. NO. 2008013000038100.
11. ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED IN INST. NO. 2015-20163.

\$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

BETHANY DAVID

Its: CONTROLLER

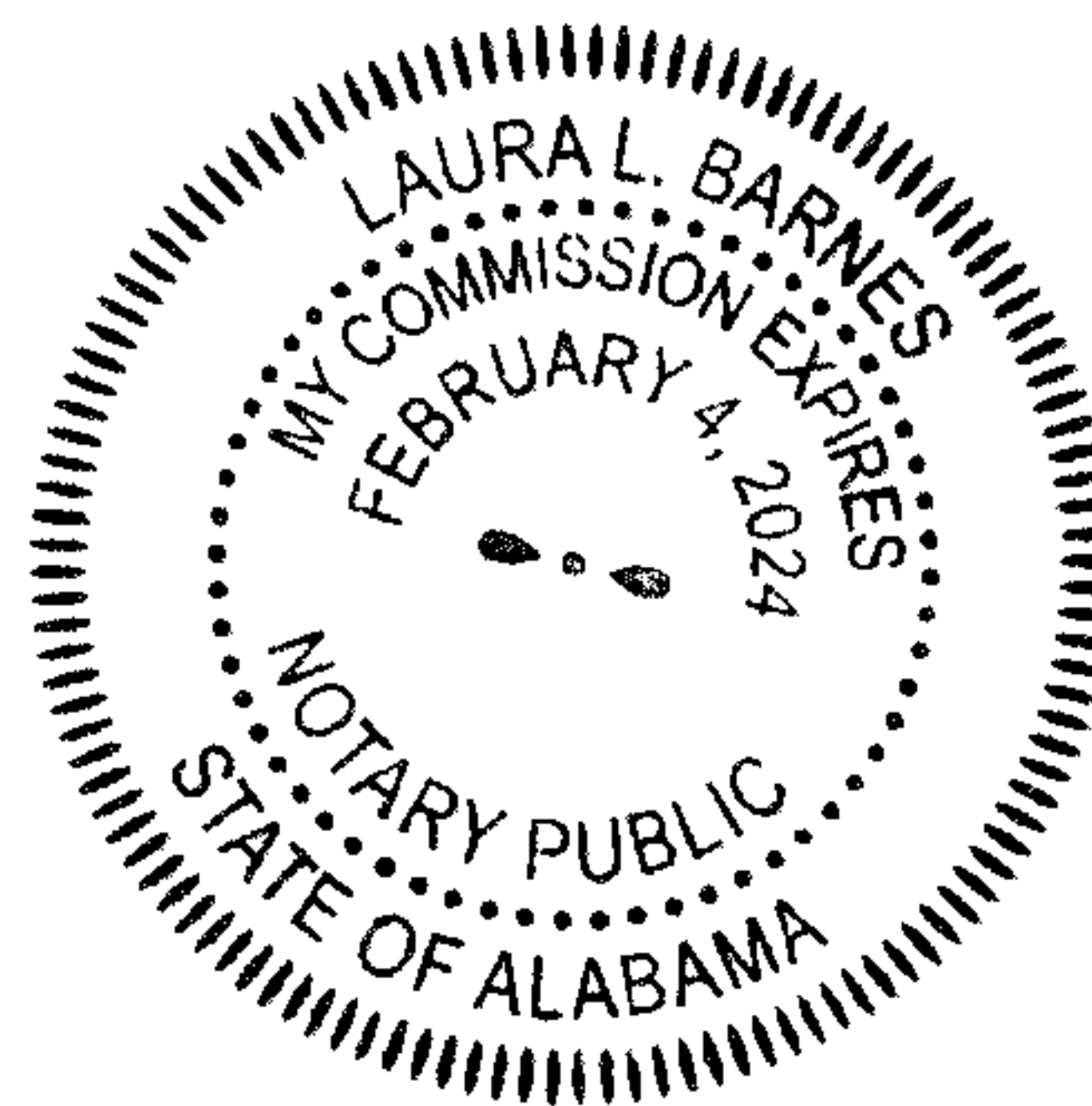
STATE OF ALABAMA  
JEFFERSON COUNTY

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.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 2/4/2024





Grantee's Name: DENNIS MATTHEW  
McGOLDRICK  
Mailing Address: 336 SHELBY FARMS LANE  
ALABASTER, AL 35007  
Date of Sales July 23rd, 2020  
Total Purchase Price: (\$242,005.00)  
Actual Value: \$  
OR  
Assessor's Market Value: \$

_____	Bill of Sale	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	Closing Statement		

Barnes & Barnes Law Firm, P.C. File No: 20-8272