

20200729000316820  
07/29/2020 12:02:01 PM  
DEEDS 1/3

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

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

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of TWO HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$220,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto NEWCASTLE CONSTRUCTION, INC, an Alabama corporation, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" – Legal Description**

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance, has hereunto set his signature and seal this the 15th day of July, 2020.

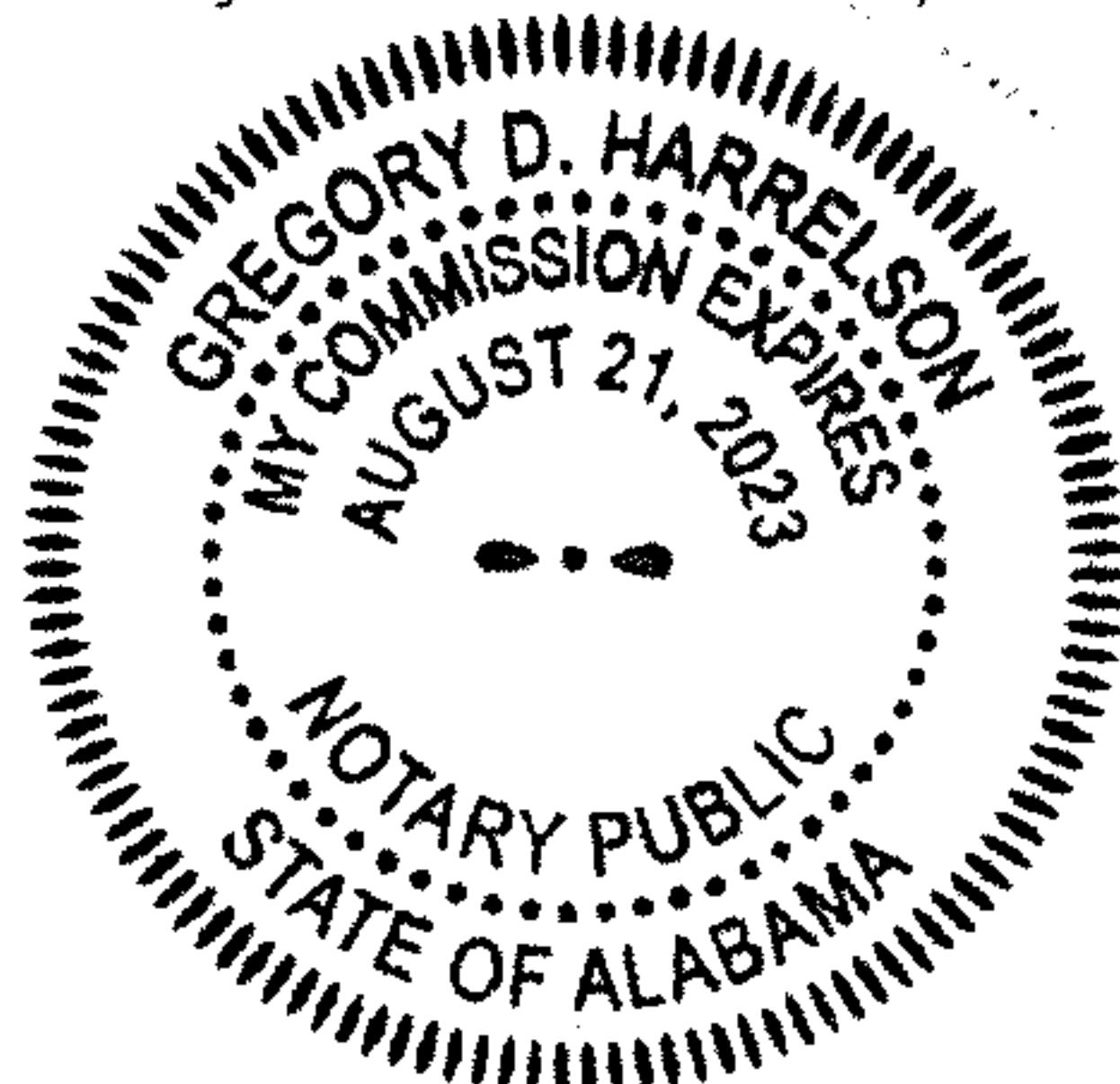
Gallant Lake, LLC

By: Connor Farmer  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Gallant Lake, 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, he, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 15th day of July, 2020.



  
NOTARY PUBLIC

My Commission Expires 8-21-23

## EXHIBIT "A"

## Legal Description:

A parcel of land situated in the S 1/2 of Section 22 and the N 1/2 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a Railroad Spike in a 2" Pipe at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W a distance of 529.51' to a "Landmark" capped rebar set on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 1,691.98' to a "Landmark" capped rebar set at the Point of Beginning of the described parcel; thence leaving said right of way, S 40°47'20" W a distance of 775.82' to a "Landmark" capped rebar set; thence S 01°52'41" W a distance of 418.99' to a "Landmark" capped rebar set; thence N 71°51'57" W a distance of 1,167.66' to a "Landmark" capped rebar set on the easterly line of a 60' ingress/egress & utilities easement; thence along said easterly easement line the following dimensions: N 19°32'38" E a distance of 237.76' to a "Landmark" capped rebar set; thence with a curve turning to the right with an arc length of 139.08', with a radius of 220.00', with a chord bearing of N 37°39'18" E, with a chord length of 136.78' to a "Landmark" capped rebar set; thence N 55°45'59" E a distance of 118.01' to a "Landmark" capped rebar set; thence with a curve turning to the right with an arc length of 148.25', with a radius of 420.00', with a chord bearing of N 65°52'43" E, with a chord length of 147.48' to a "Landmark" capped rebar set; thence N 75°59'27" E a distance of 265.63' to a "Landmark" capped rebar set; thence with a curve turning to the left with an arc length of 258.44', with a radius of 430.00', with a chord bearing of N 58°46'22" E, with a chord length of 254.57' to a "Landmark" capped rebar set; thence N 41°33'17" E a distance of 179.89' to a "Landmark" capped rebar set; thence with a curve turning to the left with an arc length of 40.08', with a radius of 280.00', with a chord bearing of N 37°27'12" E, with a chord length of 40.05' to a "Landmark" capped rebar set; thence N 33°21'08" E a distance of 80.87' to a "Landmark" capped rebar set on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line and leaving said easterly easement line, S 66°38'52" E a distance of 426.86' to a "Landmark" capped rebar set; thence along said right of way line, S 66°41'44" E a distance of 195.44' to the Point of Beginning.

Together with and subject to the Utility Easement described as follows:

A utility easement situated in the SE 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W, a distance of 1,887.42' to a point; thence continue along said right of way line, N 66°38'52" W a distance of 376.86' to the Point of Beginning of the described easement; thence leaving said right of way, S 78°40'44" W a distance of 69.24' to a point; thence N 33°21'08" E a distance of 40.00' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, S 66°38'52" E a distance of 50.00' to the Point of Beginning.





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 12:02:01 PM  
\$248.00 JESSICA  
20200729000316820

20200729000316820 07/29/2020 12:02:01 PM DEEDS 3/3

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Gallant Lake, LLC  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Newcastle Construction, Inc  
Mailing Address 121 Bishop Circle  
Pelham, AL 35124

Property Address See Legal Description on Deed

Date of Sale 07/15/2020

Total Purchase Price \$ 220,000.00

or

Actual Value

\$

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

☒ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

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 7/15/20

Print

Donor Farmer

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1