20200730000320970 07/30/2020 10:42:46 AM 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:
GROVER NEAL DUKE, III and
CHRISTINE ADRIANE DUKE
4014 CAMELLIA RIDGE COVE
PELHAM, AL 35124

# CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty-One Thousand Seven Hundred Seventy-Nine and 00/100 Dollars (\$341,779.00)\* 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 GROVER NEAL DUKE, III and CHRISTINE ADRIANE DUKE (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 210, ACCORDING TO THE SURVEY OF CAMELLIA RIDGE SUBDIVISION, PHASE 2, AS RECORDED IN MAP BOOK 51, PAGE 95 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4014 CAMELLIA RIDGE COVE, PELHAM, AL 35124

\*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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOL. 242, PAGE 426; VOL. 317, PAGE 486; VOL. 320, PAGE 339 AND INST. NO. 2019-28419.
- 5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN INST. NO. 1998-37987 AND VOL. 253, PAGE 535.
- 6. RIGHT OF WAY GRANTED TO THE CITY OF PELHAM RECORDED IN INST. NO. 1998-37987 AND REAL 178, PAGE 972.
- 7. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2018-7243.

\$307,601.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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.

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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 29th day of July, 2020.

NEWCASTLE CONSTRUCTION, INC.

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 29th day of July, 2020.

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

# 20200730000320970 07/30/2020 10:42:46 AM DEEDS 3/3

Grantor's Name:	NEWCASTLE	Grantee's Name:		L DUKE, III and	
Mailing Address:	CONSTRUCTION, INC. 4014 CAMELLIA	Mailing Address:	CHRISTINE ADRIANE DUKE 4014 CAMELLIA RIDGE		
Maning Address.	RIDGE COVE	Maining Fradross.	COVE		
	PELHAM, AL 35124		PELHAM, AL	35124	
Property Address:	4014 CAMELLIA	Date of Sales	July 29th, 2020		
	RIDGE COVE				
	PELHAM, AL 35124	Total Purchase Price:	(\$341,779.00)	<b>C</b>	
		Actual Value OR	•	<u> </u>	
		Assessor's Ma	arket Value	\$	
		713303301 3 1414	ance varae.	<u></u>	
The purchase price or	actual value claimed on this form	n can be verified in the follo	wing documenta	ry evidence: (check one)	
<u>-</u>	nentary evidence is not required)				
		Tax Appraisal	<b>A</b> .		
	Sales Contract Other Tax Assessment				
<u>X</u>	Closing Statement				
T.C 1		contains all of the required i	nformation refer	enced above, the filing of this form	
•	ament presented for recordation	comains an or me required i	momation reter	checa above, are ming or and horm	
is not required.					
<u> </u>	<u></u>	Instructions			
Grantor's name and ma	ailing address- provide the name	of the person or persons cor	veying interest t	o property and their current mailing	
address. Grantee's nam	ne and mailing address- provide	the name of the person or per	sons to whom int	terest to property is being conveyed.	
		1 '6 11-1	lata Data of Cole	the data on which interact to the	
<del>-</del>		y being conveyed, if availa	ble. Date of Sale	e- the date on which interest to the	
property was conveyed	d.				
Total purchase price - offered for record.	the total amount paid for the pu	rchase of the property, both	real and personal	l, being conveyed by the instrument	
Actual value- if the prooffered for record. The	operty is not being sold, the true is may be evidenced by an appra	e value of the property, both aisal conducted by a licensed	real and persona appraiser or the	l, being conveyed by the instrument assessor's current market value.	
	1 141 1	and the current actimate of f	fair market value	excluding current use valuation, of	
the property as detern	nined by the local official charge will be penalized pursuant to Co	ged with the responsibility o	f valuing proper	, excluding current use valuation, of ty for property tax purposes will be	
			· . 1	us and assumate. I further understand	
I attest, to the best of a that any false stateme 1 (h).	ny knowledge and belief that the nts claimed on this form may re	e information contained in the sult in the imposition of the	penalty indicated	ue and accurate. I further understand in Code of Alabama 1975 § 40-22-	
. ()					
Date: July 29th, 2	<u>020</u>	Print <u>La</u> u	ıra V. Barnes		
Unattested		Sign			
	(verified by)	(Si	rantor/Grantee/	Owner/Agent) circle one	
	Filad and	Recorded			
	Official P	ublic Records	A CONTRACTOR OF THE CONTRACTOR		
	Judge of 1 Clerk	Probate, Shelby County Alabama, Co	ounty		
	Shelby Co	ounty, AL			
	07/30/2020 \$62.50 JE		^		
			alling 5. Ben		