20200824000367030 08/24/2020 11:18:04 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:
LISA McCRAVEN HOOD and
MICHAEL ALLAN HOOD
4562 OLD CAHABA PARKWAY
HELENA, AL 35080

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventeen Thousand Nine Hundred and 00/100 Dollars (\$317,900.00)* 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 LISA McCRAVEN HOOD and MICHAEL ALLAN HOOD (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 5112, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 5, AS RECORDED IN MAP BOOK 50, PAGE 14 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 4562 OLD CAHABA PARKWAY, HELENA, AL 35080

*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. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2014-39995.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOL. 230, PAGE 113; INST. NO. 2015-19045; AND INST. NO. 2017-8927; INST. NO. 2018-20157 AND INST. NO. 2018-20158.

\$312,141.00 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.

20200824000367030 08/24/2020 11:18:04 AM DEEDS 2/3

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 21st day of August, 2020. NEWCASTLE CONSTRUCTION, INC.

By: SUMany Aud

BETHANY DAWIL

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 21st day of August, 2020.

NOTARY PUBLIC

My Commission Expires:

MOTARY PUBLIC PUBLIC

Real Estate Sales Validation Form

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

20200824000367030 08/24/2020 11:18:04 AM DEEDS 3/3

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	LISA McCRAVEN HOOD and MICHAEL ALLAN HOOD	
Mailing Address:	4562 OLD CAHABA PARKWAY	Mailing Address:		HABA PARKWAY
Th	HELENA, AL 35080	D. 4 C.C 1	HELENA, AL 35080	
Property Address:	4562 OLD CAHABA PARKWAY HELENA, AL 35080	Date of Sales Total Purchase Price:	August 21st, 20 (\$317,900.00)	
		Actual Value:	, ,	\$
		OR	. 1 4 . 3 . 7 . 1	~
		Assessor's Ma	rket Value:	
1 1	actual value claimed on this form can be value evidence is not required)	verified in the following doc	umentary evide	nce: (check one)
	Bill of Sale	Tax Appraisal		
7.7	Sales Contract Closing Statement	Other Tax Assessment		
<u>X</u>	Closing Statement			
If the conveyance doci	ument presented for recordation contains	all of the required information	on referenced ab	ove, the filing of this form
<u> </u>		structions		
	ailing address- provide the name of the pene	rson or persons conveying ir		-
D.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		anniand if andilable Date	of Colo the de	to on which intorest to the
property address- the property was conveyed	physical address of the property being od.	onveyed, it available. Date	or Saie- the da	te on which interest to the
Total purchase price - offered for record.	the total amount paid for the purchase of	the property, both real and p	ersonal, being o	conveyed by the instrument
_	operty is not being sold, the true value of is may be evidenced by an appraisal condi-		-	
the property as detern	d and the value must be determined, the contined by the local official charged with the will be penalized pursuant to Code of Ala	he responsibility of valuing		_
	ny knowledge and belief that the informat nts claimed on this form may result in the			
Date: August 21st	<u>, 2020</u>	Print Laura L. Ba	rnes	
Unattested		Sign		
	(verified by)	(Grantor/Gr	antee/Owner/A	Agent) circle one
	Lichael Hood	Manal al	Mutha Lautha	2/21/20
	isa Hood	Awalma	id Ho	od 8/2-1/20
Of Ju	ed and Recorded ficial Public Records dge of Probate, Shelby County Alabama, County erk			
$\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$	elby County, AL 24/2020 11:18:04 AM Barnes & Barnes I aw	Firm P.C. File No. 20-257	7 Q	

\$34.00 JESSICA

20200824000367030