20201210000565300 12/10/2020 09:59:11 AM DEEDS 1/3

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

Send Tax Notice To: JOHN H. ESFELLER, IV and LIZETTE ESFELLER

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

869 MADISON LANE 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 Four Hundred Five Thousand Three Hundred Thirty and 00/100 Dollars (\$405,330.00)* 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 JOHN H. ESFELLER, IV and LIZETTE ESFELLER (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2197, ACCORDING TO THE THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE IV, AS RECORDED IN THE MAP BOOK 48, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 869 MADISON LANE, 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. Right of way granted to Shelby County recorded in Deed Book 155, page 331: Deed Book 155, Page 425; Lis Pendens Book 2, page 165 and Deed Book 156, page 203
- 5. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
- 6. Easement Alabama Power Company recorded in Inst. No. 2006082900042480 and Inst. No. 20091117000427870
- 7. Right of way to Bessemer Water recorded in Inst. No. 20080204000043240
- 8. Right of way to BellSouth recorded in Inst. No. 20051014000536920
- 9. Right of way granted to Alabama Power Company recorded in Inst. No. 20040629000354660
- 10. Restrictions appearing of record in Inst. No. 2014-39995

\$324,264.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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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.

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 9th day of December, 2020.

NEWCASTLE CONSTRUCTION, INC.

BETHANY DAVID

CONTROLLER

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, CONTROLLER, 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 9th day of December, 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

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Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	JOHN H. ESFE	
Mailing Address:	869 MADISON LANE HELENA, AL 35080	Mailing Address:	869 MADISON LANE HELENA, AL 35080	
Property Address:	869 MADISON LANE HELENA, AL 35080	Date of Sales Total Purchase Price:	December 9th, 2 (\$405,330.00)	
		Actual Value OR		<u>\$</u>
		Assessor's Ma	arket Value:	\$
• • • • • • • • • • • • • • • • • • •	actual value claimed on this for entary evidence is not required		wing documentar	y evidence: (check one)
	Bill of Sale	Tax Appraisal		
<u></u>	Sales Contract	Other Tax Asse	essment	
X	Closing Statement			
If the conveyance docuis not required.	iment presented for recordation	contains all of the required is	nformation refere	enced above, the filing of this form
 	· · · · · · · · · · · · · · · · · · ·	Instructions		<u> </u>
Grantor's name and ma	iling address- provide the name		veying interest to	property and their current mailing
	•			erest to property is being conveyed.
Property address- the property was conveyed		y being conveyed, if availal	ole. Date of Sale-	- the date on which interest to the
Total purchase price -t offered for record.	he total amount paid for the pu	rchase of the property, both i	real and personal,	being conveyed by the instrument
-	operty is not being sold, the trues may be evidenced by an appra			being conveyed by the instrument issessor's current market value.
the property as determ	•	ged with the responsibility of	valuing property	excluding current use valuation, of for property tax purposes will be
I attest, to the best of methat any false statements (h).	ny knowledge and belief that the ts claimed on this form may res	information contained in this sult in the imposition of the party	s document is true enalty indicated	e and accurate. I further understand in Code of Alabama 1975 § 40-22-
Date: <u>December 9t</u>	th, 2020	Print Lau	a L. Barnes	
Unattested	(verified by)	Sign Gra	ntor/Grantee/O	wner/Agent) circle one
			V	
		Filed and Recorded Official Public Records Judge of Probate, Shelby County Alab Clerk Shelby County, AL 12/10/2020 09:59:11 AM S109.50 JESSICA		
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