

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

Send Tax Notice To:
JACK TURNER and BONNIE
TURNER

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

4694 HWY 69
COLUMBIANA, AL 35051

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Ninety-Four Thousand and 00/100 Dollars (\$394,000.00)* 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 JACK TURNER and BONNIE TURNER (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Newcastle, as recorded in Map Book 54, Page 11, in the Probate Office of Shelby County, Alabama. Together with a Septic Easement described as follows: A Septic Easement situated in the NE ¼ of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of Lot 1, Newcastle, as recorded in the Probate Office of Shelby County Alabama in Map Book 54, Page 11; thence N 40°47'20" E along the westerly line of said Lot 1 a distance of 58.88' to the point of beginning of the described easement; thence continue along said westerly line, N 40°47'20" E a distance of 67.20'; thence leaving said westerly line, N 24°02'16" W a distance of 60.01'; thence S 66°29'07" W a distance of 60.02'; thence S 23°31'25" E a distance of 89.14' to the point of beginning.

Property address: 4694 HWY 69, COLUMBIANA, AL 35051

*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 Inst. No. 201-15927.

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 3rd day of September, 2021.

NEWCASTLE CONSTRUCTION,
INC.

By: *Glenn Siddle*
Glenn Siddle,
 Its: President

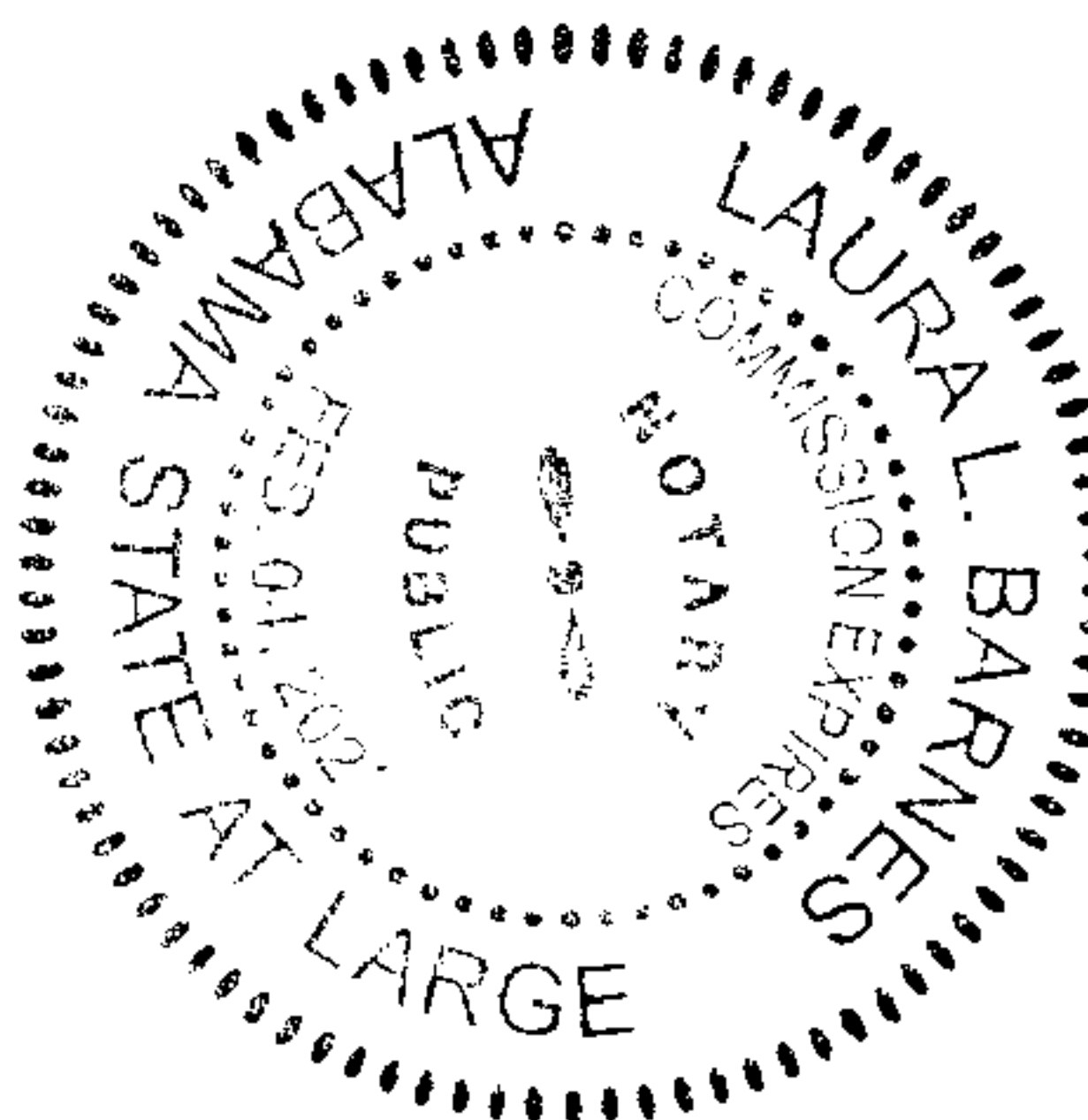
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Glenn Siddle, whose name as President 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, President, Glenn Siddle, 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 3rd day of September, 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/4/2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20210903000432780 09/03/2021 03:22:37 PM DEEDS 3/3

Grantor's Name: NEWCASTLE
CONSTRUCTION, INC
Mailing Address: 4694 HWY 69
COLUMBIANA, AL
35051
Property Address: 4694 HWY 69
COLUMBIANA, AL
35051
Grantee's Name: JACK TURNER and BONNIE
TURNER
Mailing Address: 4694 HWY 69
COLUMBIANA, AL 35051
Date of Sales September 3rd, 2021
Total Purchase Price: (\$394,000.00)

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)

x _____
Bill of Sale
Sales Contract
Closing Statement

Tax Appraisal
Other Tax Assessment

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: September 3rd, 2021

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

JACK TURNER

Bonnie Turner

[Signature]

[Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2021 03:22:37 PM
\$422.00 BRITTANI
20210903000432780

Alex S. Byrd