

20210923000464390
09/23/2021 09:11:46 AM
DEEDS 1/4

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

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

Send Tax Notice To:
GLENN SIDDLE and LUCY
SIDDLE

4520 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 Two Million Six Hundred Thousand and 00/100 Dollars (\$2,600,000.00)* 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 GLENN SIDDLE and LUCY SIDDLE (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 4520 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.

\$2,000,000.00 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.

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 22nd day of September, 2021.

NEWCASTLE CONSTRUCTION,
INC.

By: Bethany David
BETHANY DAVID,
CONTROLLER
Its: CONTROLLER

STATE OF ALABAMA
JEFFERSON COUNTY

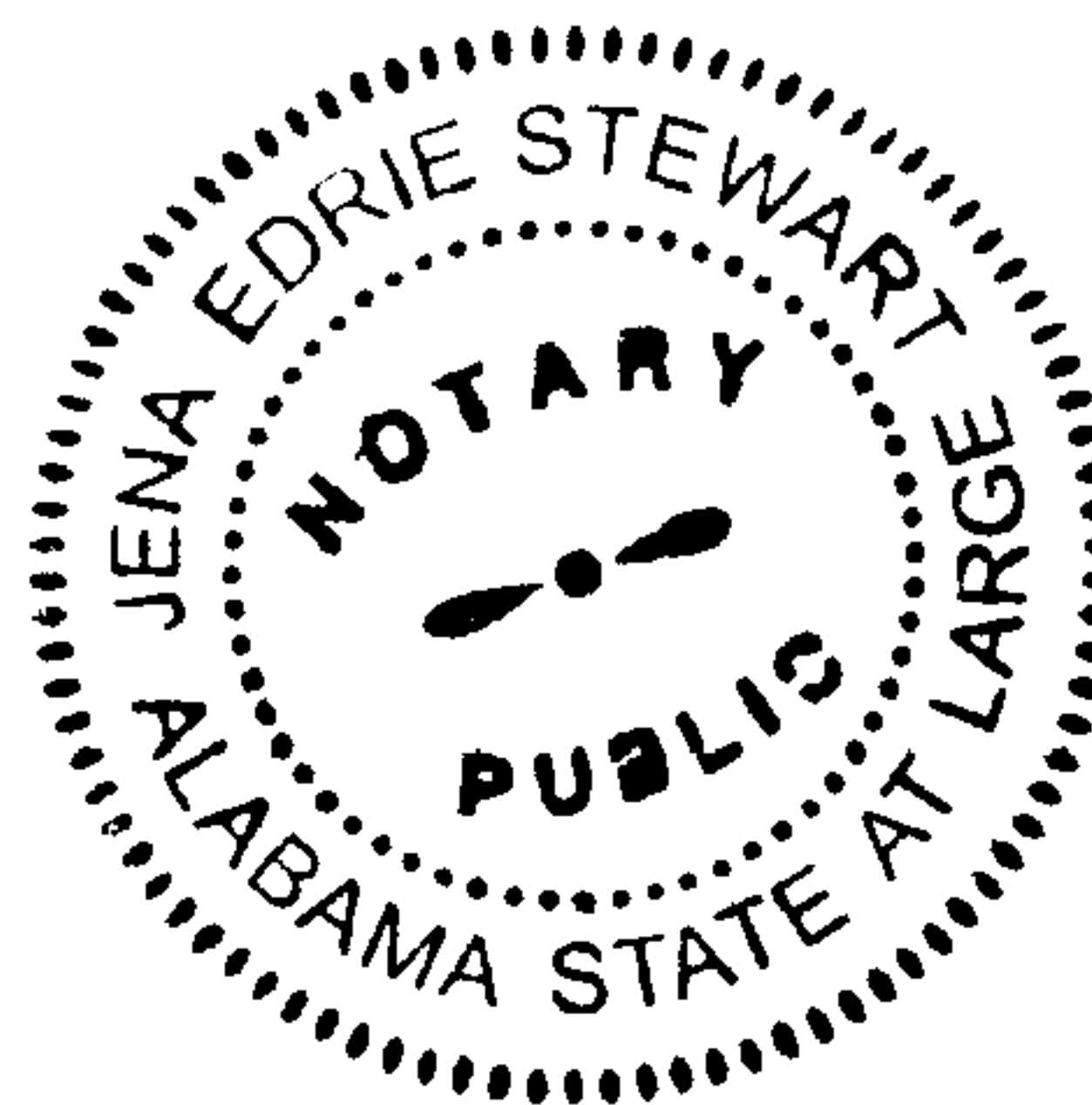
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, whose name as CONTROLLER of NEWCASTLE CONSTRUCTION, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the 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 22nd day of September, 2021.

J. A.

NOTARY PUBLIC

My Commission Expires: 9/28/22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC	Grantee's Name:	GLENN SIDDLE and LUCY SIDDLE
Mailing Address:	4520 HWY 69 COLUMBIANA, AL 35051	Mailing Address:	4520 HWY 69 COLUMBIANA, AL 35051
Property Address:	4520 HWY 69 COLUMBIANA, AL 35051	Date of Sales	September 22nd, 2021
		Total Purchase Price:	(\$2,600,000.00)
		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)

_____	Bill of Sale	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x	Closing Statement		

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 22nd, 2021

_____ Unattested

(verified by)

Print Laura L. Barnes

Sign

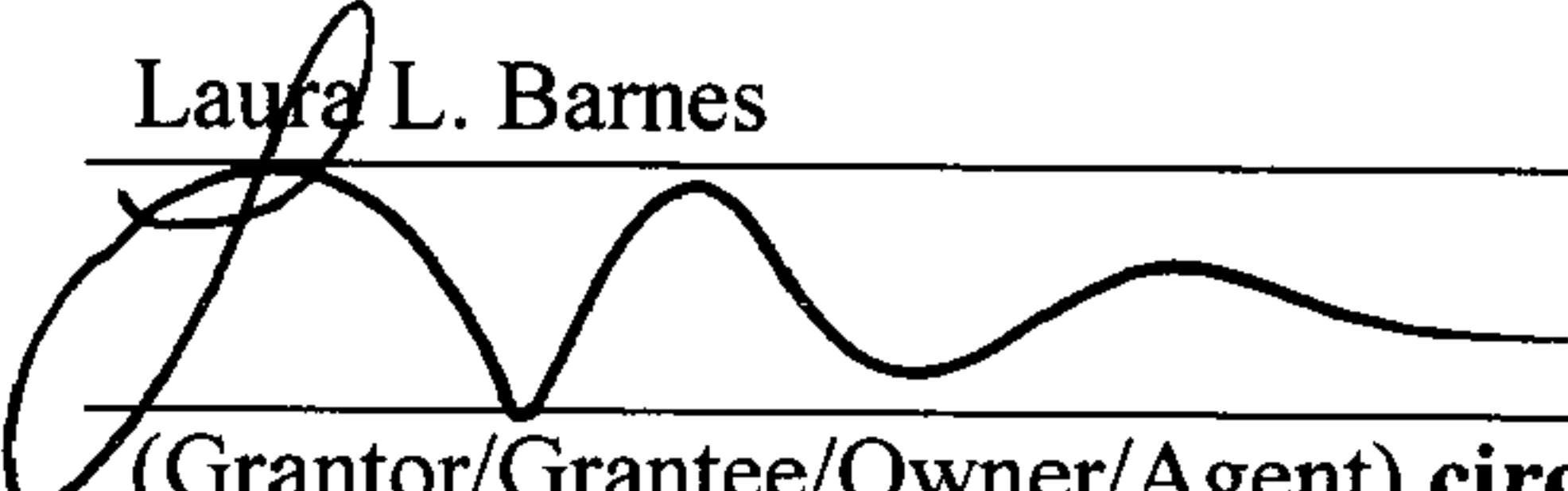

(Grantor/Grantee/Owner/Agent) **circle one**

EXHIBIT "A"

A parcel of land situated in the S ½ of Section 22 and the N ½ of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

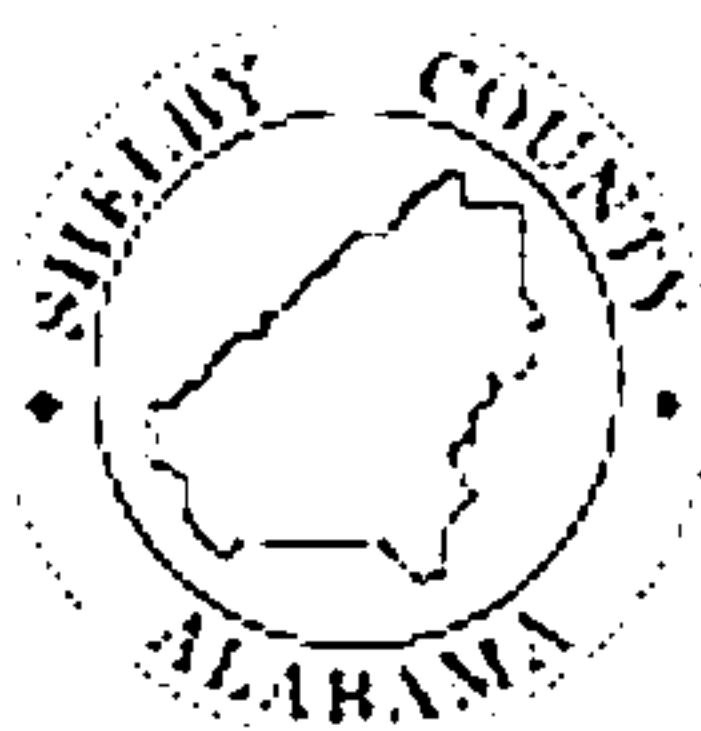
Commence at a Railroad Spike in a 2" Pipe at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W a distance of 529.51' to a 'Landmark' capped rebar set on the southwesterly right of way line of Shelby County-Highway #69 (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.

Less and Except 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 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
09/23/2021 09:11:46 AM
\$2631.00 CHERRY
20210923000464390

Allen S. Bayl