

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
PHILLIP D. BRASFIELD  
  
858 GRIFFIN PARK CIRCLE  
BIRMINGHAM, AL 35242

### **CORPORATION WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Sixty-Seven Thousand Nine Hundred Ten and 00/100 Dollars (\$467,910.00)\* 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 Grantee 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 PHILLIP D. BRASFIELD (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT A-114, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT, SECTOR 1, PHASE 3, AS RECORDED IN MAP BOOK 53, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 858 GRIFFIN PARK CIRCLE , BIRMINGHAM, AL 35242

\*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. Easement from Hlghpolnte Investments, LLC to Newcastle Development, LLC for Access Road as recorded In Inst. No. 20180620000210340, in the Probate Office of Shelby County, Alabama.
5. Right-of-way granted to Alabama Power Company recorded In Inst. No. 2020-38807 and Inst. No. 2020-39001.
6. Restrictions appearing of record in Inst. No. 20180620000210350.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, his/her 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 3rd day of March, 2022.

NEWCASTLE CONSTRUCTION,  
INC.

By: Bethany David  
BETHANY DAVID,  
CONTROLLER  
Its: CONTROLLER

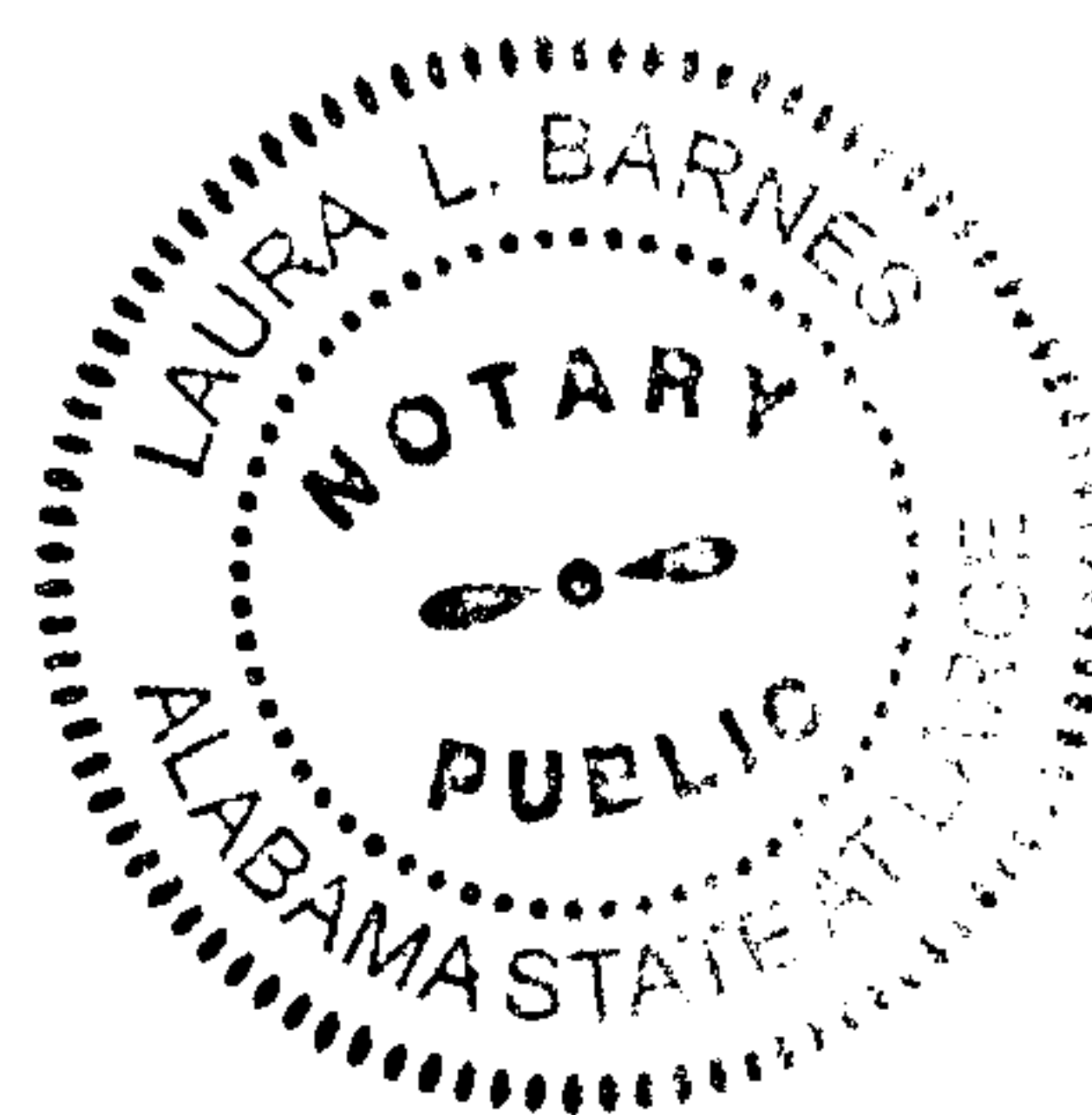
STATE OF ALABAMA  
JEFFERSON COUNTY

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 3rd day of March, 2022.

[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*

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC	Grantee's Name:	PHILLIP D. BRASFIELD
Mailing Address:	858 GRIFFIN PARK CIRCLE BIRMINGHAM, AL 35242	Mailing Address:	858 GRIFFIN PARK CIRCLE  BIRMINGHAM, AL 35242
Property Address:	858 GRIFFIN PARK CIRCLE BIRMINGHAM, AL 35242	Date of Sales	March 3rd, 2022
		Total Purchase Price:	(\$467,910.00)

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
<u>  x  </u> 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: March 3rd, 2022

Print Laura L. Barnes

Unattested

Sign

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

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 01:57:12 PM  
\$496.00 JOANN  
20220304000092410



*Allen S. Bayl*