

Send Tax Notice to:  
Lauren Elizabeth Schmidt and Chad  
Schmidt  
104 Henley Trl  
Helena, AL 35080

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-22-2862**

STATE OF ALABAMA  
COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED SEVEN AND 00/100, \$651,507.00** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Newcastle Construction, Inc., an Alabama Corporation** (herein referred to as "Grantor", whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **Lauren Elizabeth Schmidt and Chad Schmidt**, (herein referred to as "Grantee", whether one or more), whose mailing address is

104 Henley Trail, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of

**104 Henley Trl, Helena, AL 35080,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1<sup>ST</sup>, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$451,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of October, 2022.

Newcastle Construction, Inc., an Alabama Corporation

By: Bethany David  
Bethany David, Secretary

State of Alabama  
County of Shelby

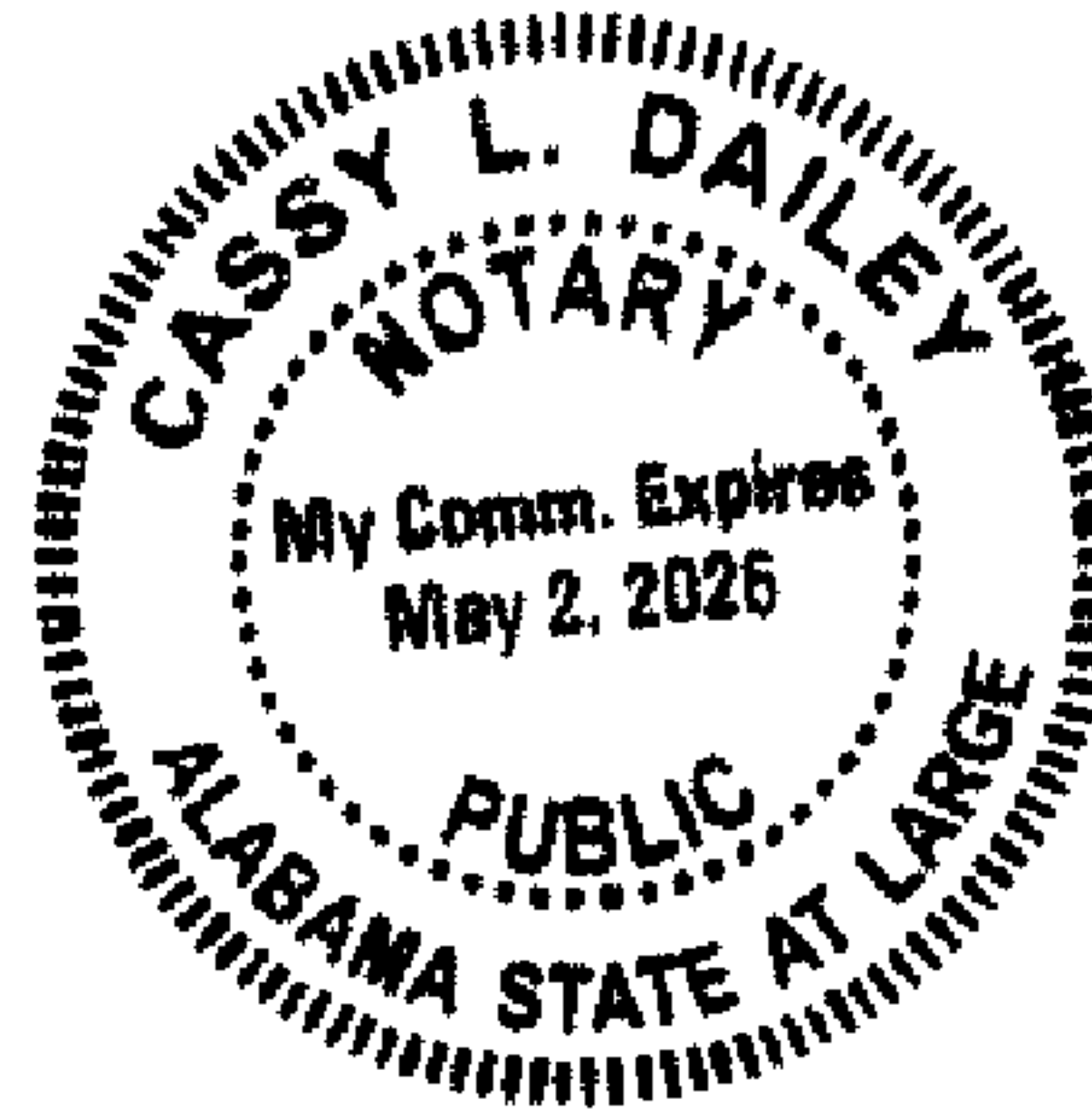
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bethany David**, **Secretary**, whose name(s) as **Secretary(s)** of **Newcastle Construction, Inc.**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Construction, Inc.**, on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2022.

Cassy L. Dailey  
Notary Public

Cassy L. Dailey  
Printed Name

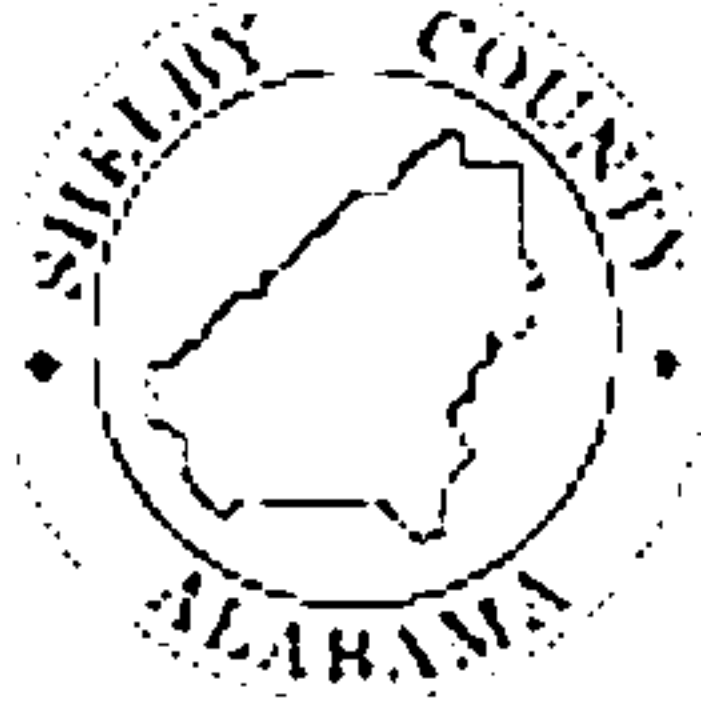
My Commission Expires: 5-2-26



**EXHIBIT A**

Property 1:

Lot 1, according to the Survey of Henley Subdivision, Sector 1, as recorded in Map Book 52, Page 89 A&B, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/02/2022 10:10:19 AM**  
**\$229.00 PAYGE**  
**20221102000410480**

*Allie S. Bayl*