

Send Tax Notice to:
Christopher Michael Talley and
Sydney Davis Talley
226 Henley Way
Helena, AL 35080

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

File: PEL-22-1497

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED NINETY ONE THOUSAND NINE HUNDRED FORTY FIVE AND 00/100, \$691,945.00** 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 **Christopher Michael Talley and Sydney Davis Talley,** (herein referred to as "Grantee", whether one or more), whose mailing address is

7702 Millie Louise Court, Fairview, TN 37062

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

226 Henley Way, 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 1ST, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$553,556.00 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.

20230103000000850 01/03/2023 09:50:07 AM DEEDS 2/2
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of December,
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 29 day of December, 2022

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

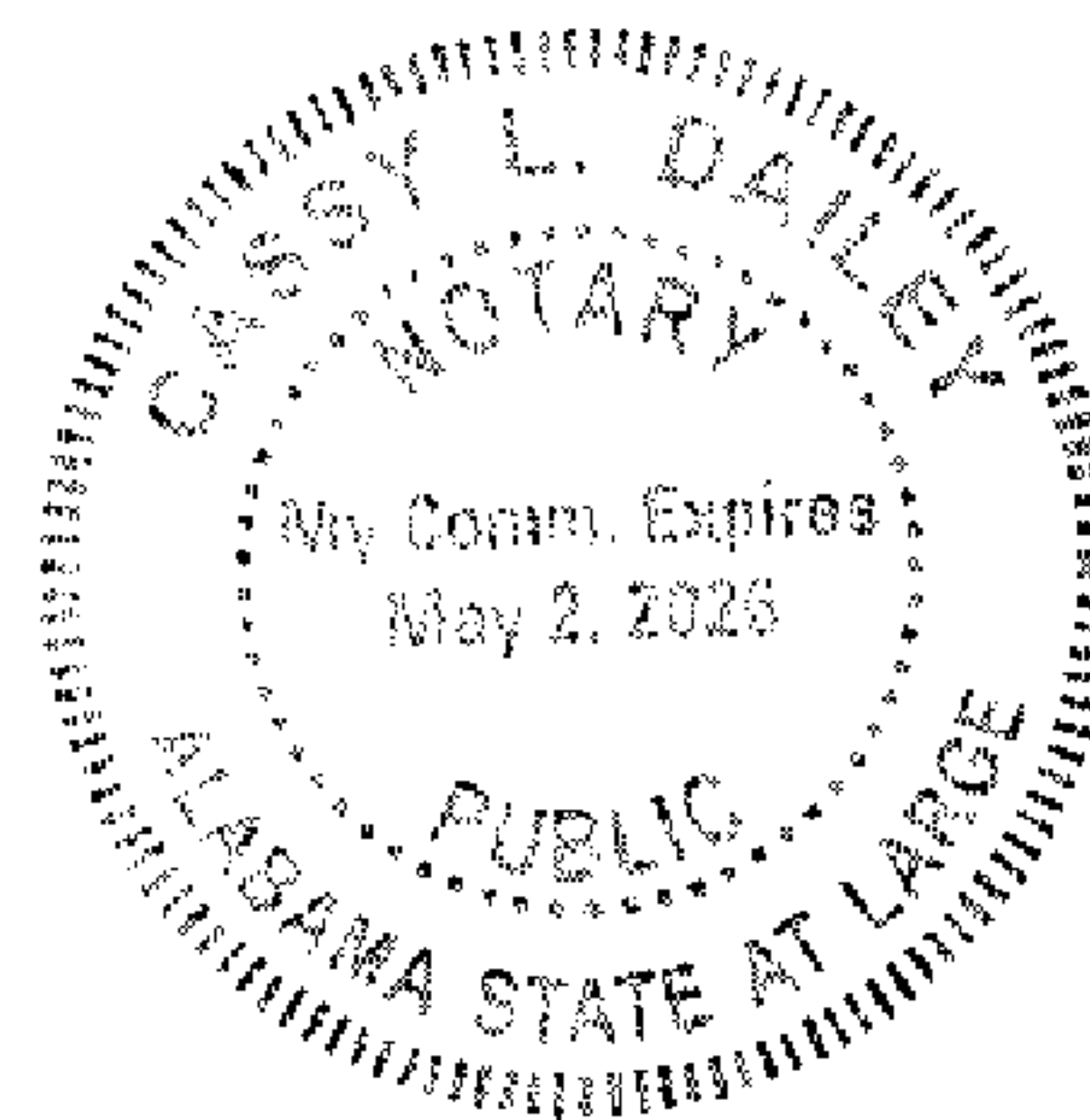


EXHIBIT A

Property 1:

Lot 21, according to the Survey of Henley Subdivision, Sector 1, as recorded in Map Book 52, Page 89, 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
01/03/2023 09:50:07 AM
\$166.50 PAYGE
20230103000000850

Alexis S. Bevil