

Grantor's Name: Newcastle Development, LLC
Mailing Address: 121 Bishop Circle
Pelham, AL 35124

Grantee's Name: Newcastle Construction, Inc.
Mailing Address: 121 Bishop Circle
Pelham, AL 35124

Property Address: 1145 Camellia Ridge Drive
Pelham, AL 35124

Date of Sale: May 11, 2023

Total Purchase Price \$90,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom
Phelps Dunbar, LLP
2001 Park Place North, Ste. 700
Birmingham, Alabama 35203

Newcastle Construction, Inc.
121 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Thousand and 00/100 DOLLARS (\$90,000.00) and other good and valuable consideration to the undersigned Grantor, **Newcastle Development, LLC**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **Newcastle Construction, Inc.** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 335, according to the Survey of Camellia Ridge Subdivision, Phase 3, Sector 3, as recorded in Map Book 57, Page 98 A and B, in the Probate Office of Shelby County, Alabama.

This deed is recorded simultaneously with a purchase money mortgage in the amounts of \$428,800.00.

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426, Volume 317; Page 486; Volume 320, Page 339 and Inst. No. 20211213000589090.

5. Right of way granted to Shelby County recorded in Inst. No. 1998-41877 and Volume 253, Page 535.

6. Right of Way granted to the City of Pelham recorded in Inst. No. 1998-37987 and Real 178, Page 972.

7. Camellia Ridge Homeowners Association recorded in Inst. No. 20170214000054060 and Inst. No. 20200622000254290.

8. Restrictions appearing of record in Inst. No. 2018-7243; Inst. No. 2019-46199 and Inst. No. 2020-5982.

TO HAVE AND TO HOLD, the above-described property unto **Newcastle Construction, Inc.**, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

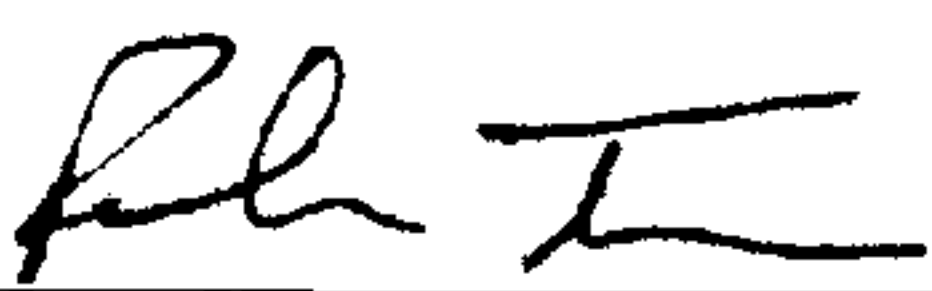
[Remainder of Page Left Blank Intentionally,

Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor executed this conveyance effective as of the 11th day of May, 2023.

GRANTOR:

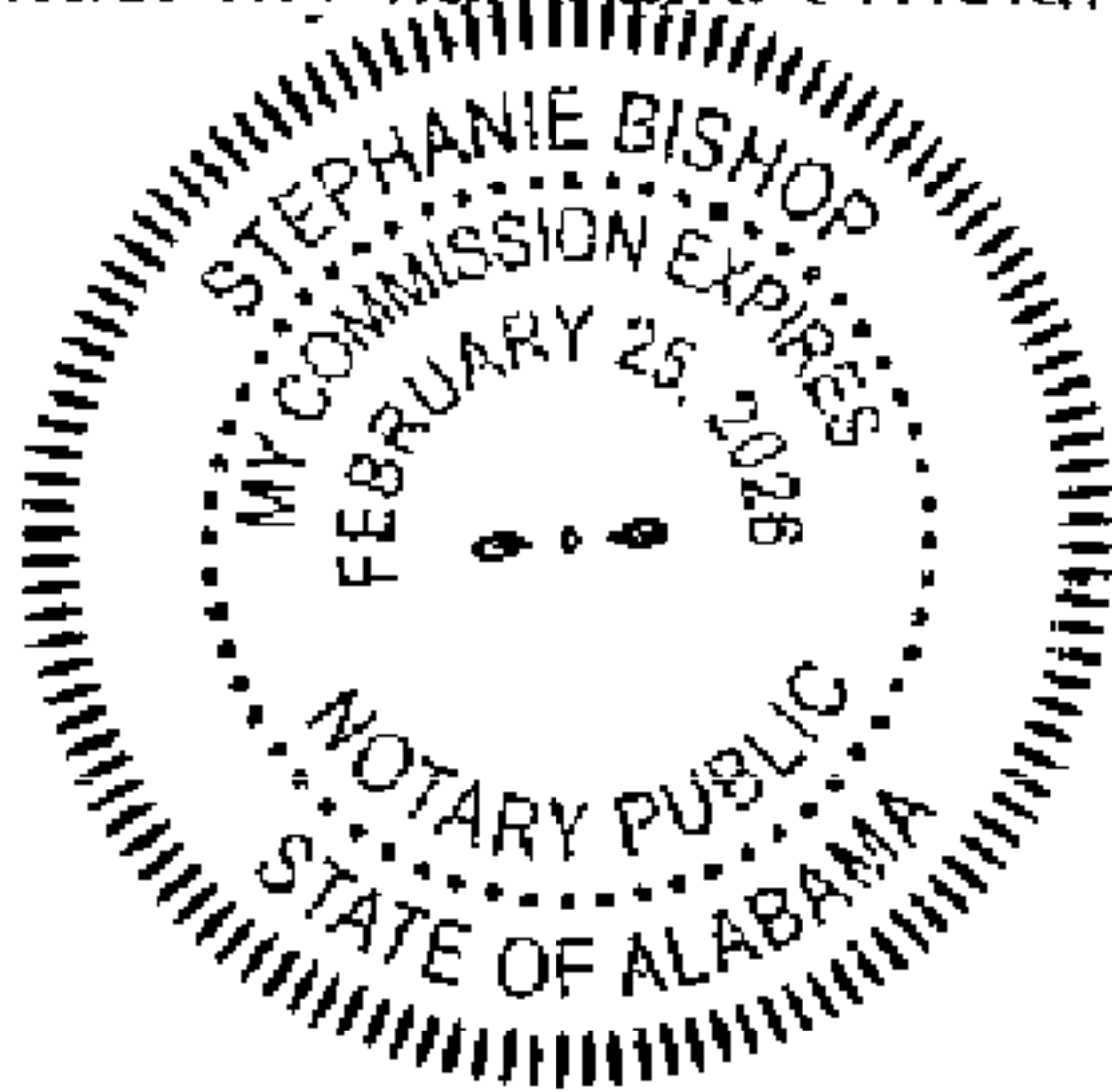
Newcastle Development, LLC


By: 
Robin Trimm
Chief Financial Officer

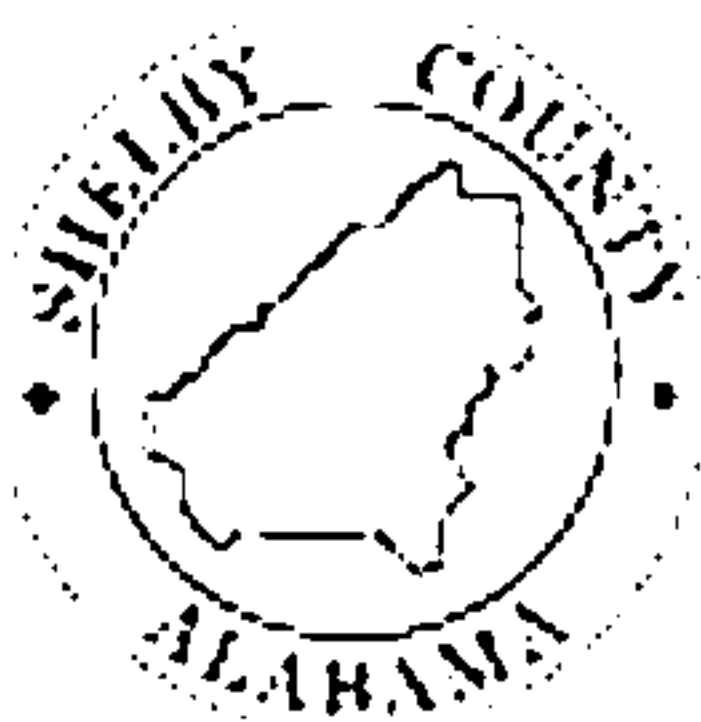
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Robin Trimm, whose name as Chief Financial Officer of Newcastle Development, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such Chief Financial Officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of May, 2023.




Notary Public
My Commission Expires: 2/25/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2023 09:59:02 AM
\$29.00 PAYGE
20230515000142360

