

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

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

Send Tax Notice To:
JAMES D. STEEL and MARY JANE
STEEL

184 ATLANTIC LANE
BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twelve Thousand Eight Hundred Seventy-One and 00/100 Dollars (\$412,871.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC, (hereinafter referred to as Grantor, whose mailing address is 184 ATLANTIC LANE, BIRMINGHAM, AL 35242), 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 JAMES D. STEEL and MARY JANE STEEL (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 120, ACCORDING TO THE SURVEY OF FINAL PLAT, MELROSE LANDING, PHASE 1, AS RECORDED IN MAP BOOK 56, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 184 ATLANTIC LANE, BIRMINGHAM, AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

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. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20131002000395540 and Inst. No. 2022-100870.

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 18th day of August, 2023.

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.

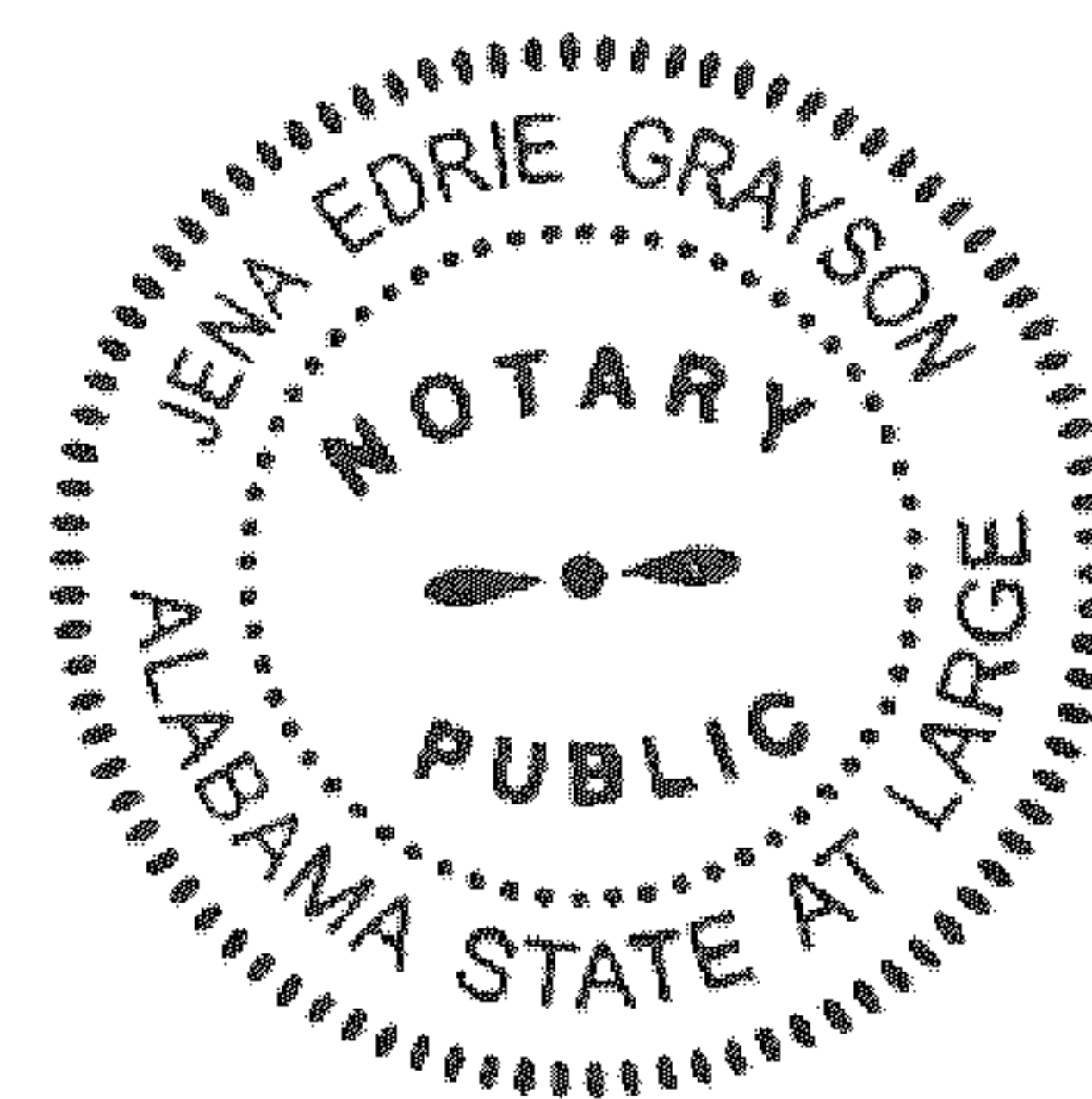
Given under my hand and official seal this 18th day of August, 2023.

H

NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC

9/16/24



Allen S. Beyer