

Send Tax Notice to:
Nathan Chapman and Stephanie
Chapman
119 Atlantic Lane
Birmingham, AL 35242

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

File: **PEL-23-12348**

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SEVEN THOUSAND SEVENTY AND 00/100, \$507,070.00 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 **Nathan Chapman and Stephanie Chapman, (herein referred to as "Grantee", whether one or more)**, whose mailing address is

5325 Turquoise Circle, Birmingham, AL 35242

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

119 Atlantic Lane, Birmingham, AL 35242,

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.


\$295,900.00 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 26 day of September
2023

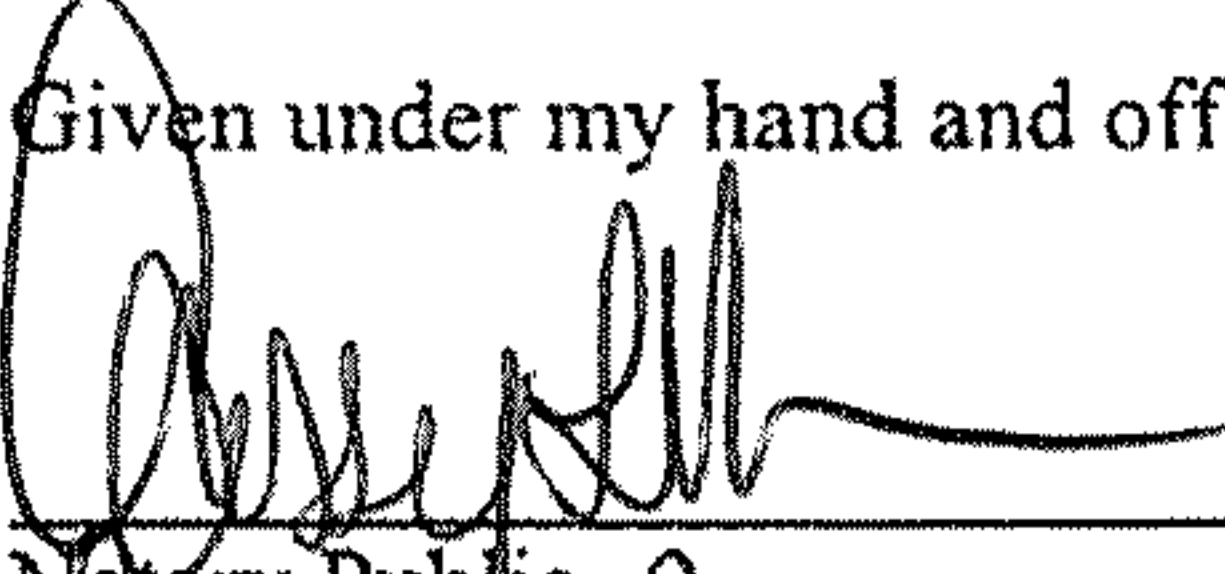
Newcastle Construction, Inc., an Alabama Corporation

By: 
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 26th day of September, 2023.


Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 5-2-26

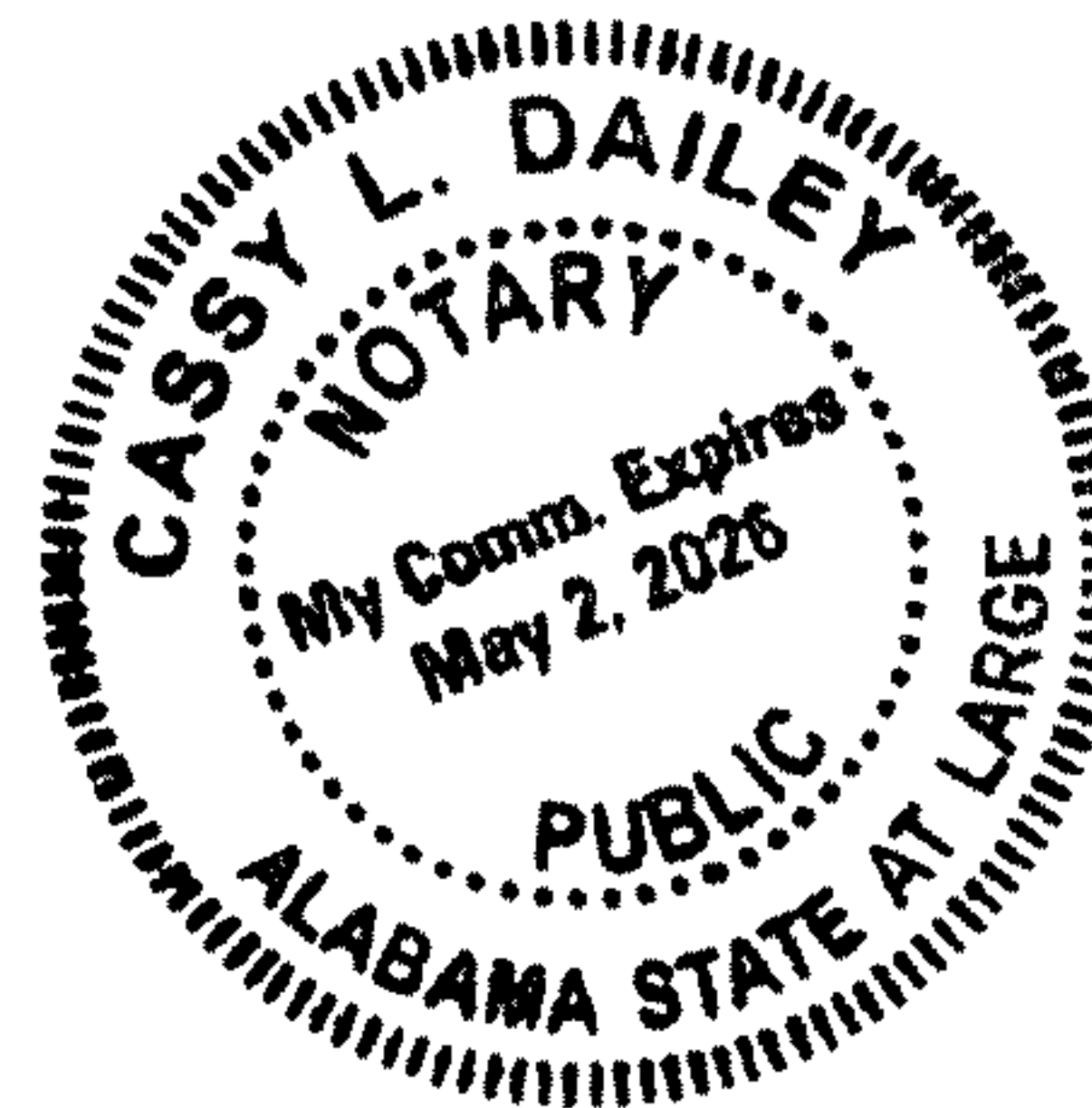
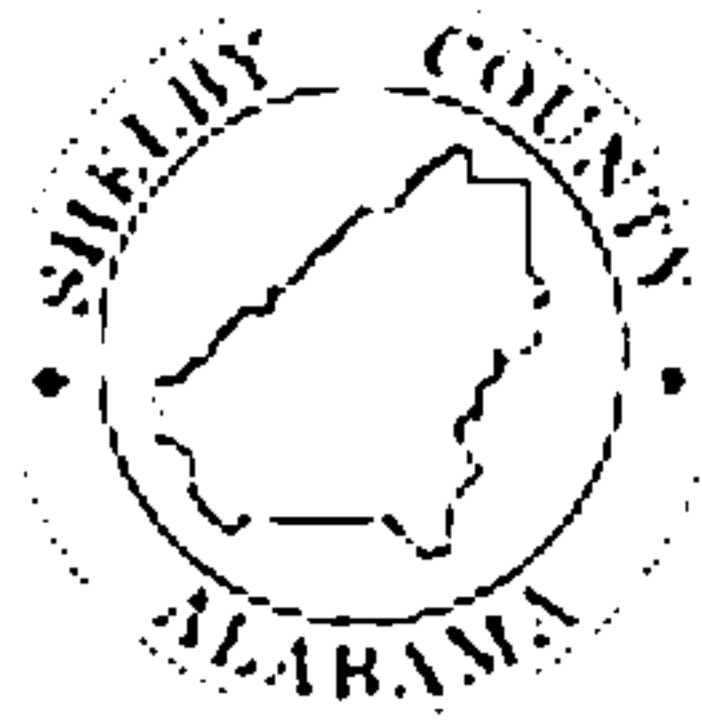


EXHIBIT A

Property 1:

Lot 137, according to the Survey of Final Plat, Melrose Landing, Phase I, as recorded in Map Book 56, Page 94, 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
10/03/2023 12:24:48 PM
\$239.50 CHARITY
20231003000295550

Allie S. Bayl