

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

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

Send Tax Notice To:  
BOBBY RAY FRANKLIN and FANNY  
FRANKLIN

1165 CAMELLIA RIDGE DR.  
PELHAM, AL 35124

**CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$369,900.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 1165 CAMELLIA RIDGE DR. , PELHAM, AL 35124), 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 BOBBY RAY FRANKLIN and FANNY FRANKLIN (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 330, ACCORDING TO THE SURVEY OF CAMELLIA RIDGE SUBDIVISION, PAHSE 3, SECTOR 3, AS RECORDED IN MAP BOOK 57, PAGE 98 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 1165 CAMELLIA RIDGE DR. , PELHAM, AL 35124

\*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 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. 2020-5982.

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 27th day of October, 2023.

NEWCASTLE CONSTRUCTION,  
INC.

By: *Bethany David*  
BETHANY DAVID,  
CONTROLLER  
Its: CONTROLLER

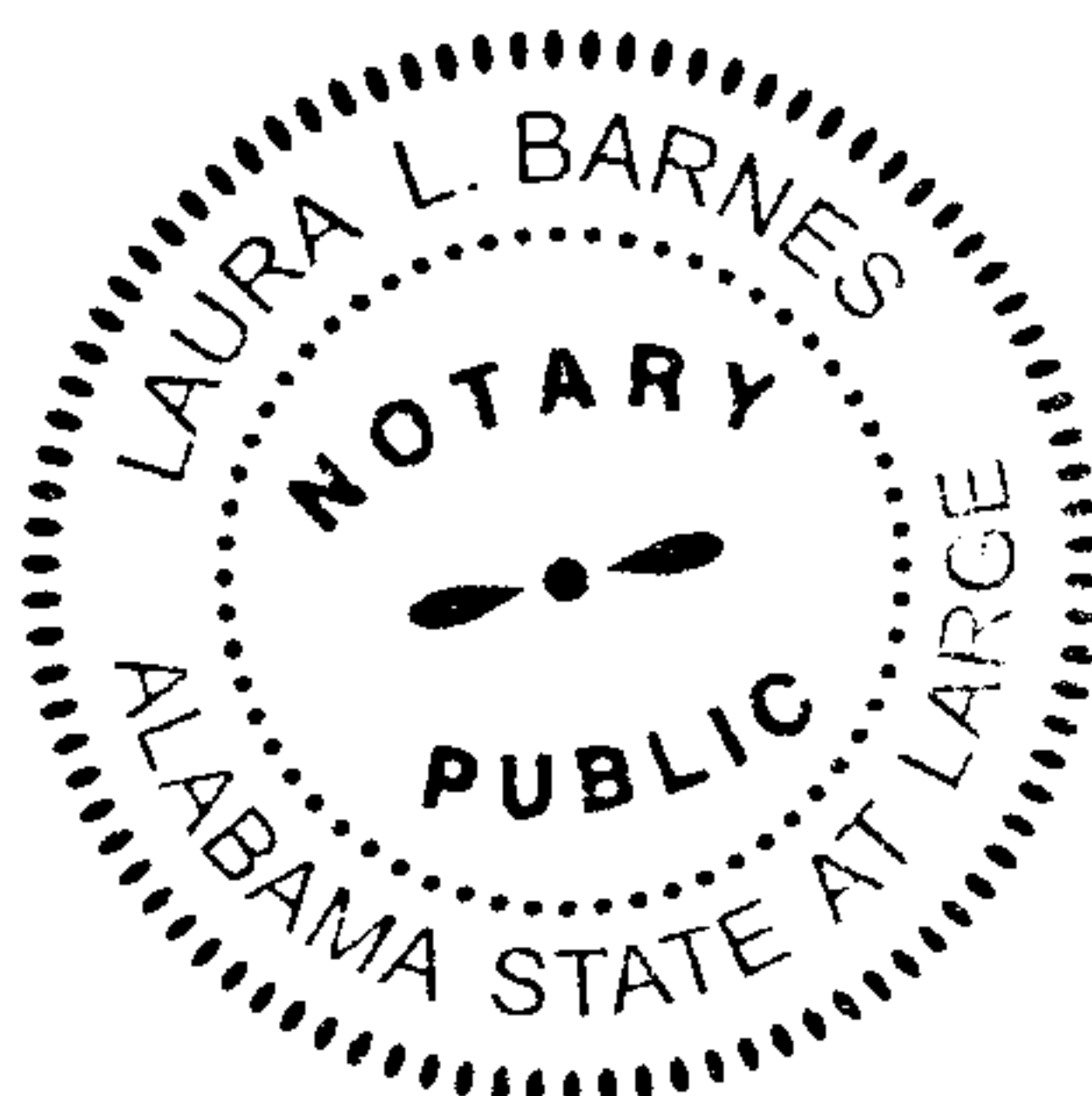
STATE OF ALABAMA  
JEFFERSON COUNTY

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 27th day of October, 2023.

*Laura L. Barnes*  
NOTARY PUBLIC

My Commission Expires: 2/4/2024  
NOTARY PUBLIC



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	BOBBY RAY FRANKLIN and FANNY FRANKLIN
Mailing Address:	1165 CAMELLIA RIDGE DR. PELHAM, AL 35124	Mailing Address:	1165 CAMELLIA RIDGE DR. PELHAM, AL 35124
Property Address:	1165 CAMELLIA RIDGE DR. PELHAM, AL 35124	Date of Sales	October 27th, 2023
		Total Purchase Price:	(\$369,900.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

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

_____	Bill of Sale	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: October 27th, 2023

Print Laura L. Barnes

\_\_\_\_\_ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/30/2023 10:07:09 AM**  
**\$46.50 JOANN**  
**20231030000317620**

*Allie S. Bayl*