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

Send Tax Notice To:
RONALD L. ATCHISON and PAMELA
B. ATCHISON

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

165 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 Ninety-Two Thousand Two Hundred Forty-Three and 56/100 Dollars (\$492,243.56)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC, (hereinafter referred to as Grantor, whose mailing address is 165 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 RONALD L. ATCHISON and PAMELA B. ATCHISON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 131, ACCORDING TO THE SURVEY OF THE FINAL PLAT, MELROSE LANDING, PHASE 1, AS RECORDED IN MAP BOOK 56, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 165 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.
- 5. Restrictions appearing of record in Inst. No. 20230523000154040.

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 17th day of November, 2023.

NEWCASTLE CONSTRUCTION, INC.

By: ______

BETHÁNY 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 17th day of November, 2023.

NOTARY PUBLIC

My Commission Expires:

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:	RONALD L. A PAMELA B. A	TCHISON and TCHISON	
Mailing Address:	165 ATLANTIC LANE	Mailing Address:	165 ATLANTI		
Property Address:	BIRMINGHAM, AL 35242 165 ATLANTIC LANE	Data - CC-1	BIRMINGHAN		
	BIRMINGHAM, AL 35242	Date of Sales Total Purchase Price:	November 17th	, 2023	
		Actual Valu	(\$492,243.56) e:	C	
		OR		·	
		Assessor's N	farket Value:	<u>\$</u>	
The purchase price or a of documentary eviden	ctual value claimed on this form cance is not required)	be verified in the following	documentary evid	ence: (check one) (Recor	rdation
	Bill of Sale	Tax Appraisal			
	Sales Contract	Other Tax Assessmen	nt		
X	Closing Statement				
If the conveyance docur not required.	ment presented for recordation contai	ns all of the required inform	ation referenced a	bove, the filing of this fo	rm is
		Instructions			
Grantor's name and ma	iling address- provide the name of the	e person or persons convey	ing interest to pro-	northe and thair arrange	
address. Grantee's name	and mailing address- provide the nar	me of the person or persons	to whom interest to	perty and then current no property is being conve	naumg eved
	ysical address of the property being o				•
Total purchase price -thoughtened for record.	ne total amount paid for the purchase	of the property, both real	and personal, bein	g conveyed by the instr	ument
Actual value- if the prooffered for record. This	perty is not being sold, the true value may be evidenced by an appraisal con	e of the property, both real nducted by a licensed apprai	and personal, bein ser or the assessor	g conveyed by the instr 's current market value.	ument
moberry as determined	and the value must be determined, the by the local official charged with the alized pursuant to Code of Alabama	responsibility of valuing pro	ket value, excluding perty for property	ng current use valuation, tax purposes will be use	of the
attest, to the best of my hat any false statements h).	y knowledge and belief that the infors claimed on this form may result in	mation contained in this doc the imposition of the penalty	cument is true and y indicated in Cod	accurate. I further under le of Alabama 1975 § 40	rstand)-22-1
Date: November 17t	<u>h, 2023</u>	Print Laura I.	Barnes		
Unattested		Sign			
	(verified by)		/Grantee/Owner/	Agent) circle one	
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	Filed and Recorded				

AHAMA A

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$520.50 PAYGE
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