

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

Send Tax Notice To:
NEWCASTLE CONSTRUCTION,
INC

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

CORPORATION WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty-Four TEN and 00/100 Dollars (\$10.00)* to the undersigned Grantor, NEWCASTLE DEVELOPMENT, LLC., (hereinafter referred to as Grantor, whose mailing address is 121 BISHOP CIRCLE, 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 NEWCASTLE CONSTRUCTION, INC (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 116 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.

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


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.

TO HAVE AND TO HOLD 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 8th day of November, 2023.

NEWCASTLE DEVELOPMENT, LLC.,

By: 

ROBIN TRIMM

Its: MEMBER

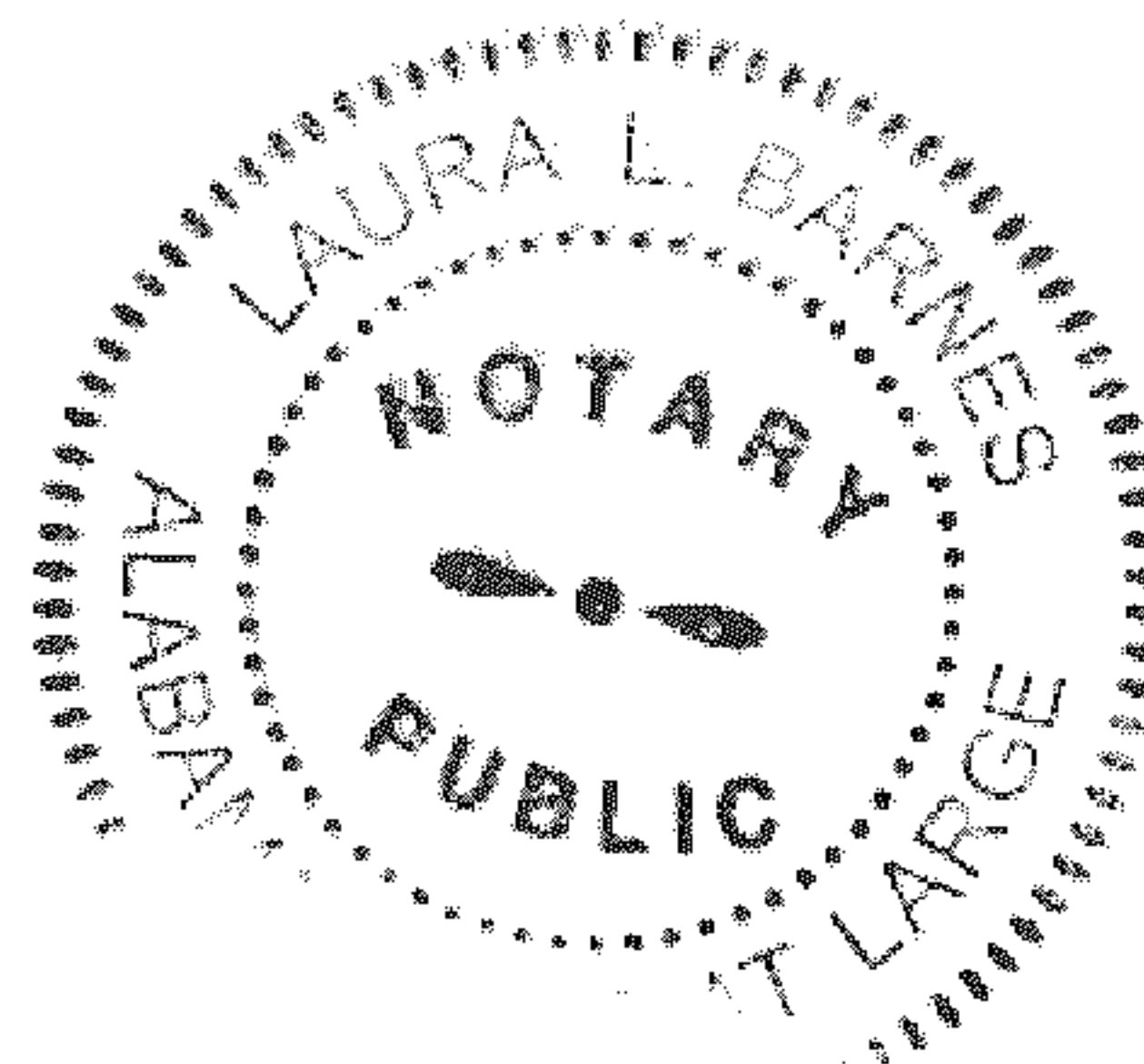
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBIN TRIMM, whose name as MEMBER of NEWCASTLE DEVELOPMENT, LLC., 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, ROBIN TRIMM, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said NEWCASTLE DEVELOPMENT, LLC., on the day the same bears date.

Given under my hand and official seal this 8th day of November 2023.


NOTARY PUBLIC

My Commission Expires: 2/4/24



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:

Mailing Address:

121 Bishop Cir
Pelham AL 35124

Property

Address:

168 Atlantic Ln
Dharm AL 35242

Grantee's Name:

Mailing Address:

121 Bishop Circle,
Pelham, AL 35124

Date of Sales

11/8/23

Total Purchase
Price:

(\$1000)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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:

Print

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
12/12/2023 02:44:29 PM
\$29.00 JOANN
20231212000358070

Alli S. Bayl