THIS INSTRUMENT PREPARED BY: BARNES & BARNES LAW FIRM, P.C. 8107 PARKWAY DRIVE LEEDS, ALABAMA 35094 (205) 699-5000

Send Tax Notice To:
JOHN BECK and SUE BECK

168 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 Thirty-Six and 00/100 Dollars (\$413,736.00)\* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC, (hereinafter referred to as Grantor, whose mailing address is 168 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 JOHN BECK and SUE BECK (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.

Property address: 168 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 8th day of December, 2023.

NEWCASTLE CONSTRUCTION, INC.

By: \_\_\_\_\_\_\_\_\_

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 8th day of December, 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:	JOHN BECK and SUE BECK
Mailing Address:	168 ATLANTIC LANE BIRMINGHAM, AL 35242	Mailing Address:	168 ATLANTIC LANE BIRMINGHAM, AL 35242
Property Address:	168 ATLANTIC LANE BIRMINGHAM, AL 35242	Date of Sales Total Purchase Price: Actual Value: OR	December 8th, 2023 (\$413,736.00) \$
		Assessor's Ma	rket Value: \$
The purchase price or a	actual value claimed on this form can	be verified in the following de	ocumentary evidence: (check one) (Recordation
of documentary evider		ao i driitam ili erro follo i ili er.	ocamentary evidence. (circon one) (incondanten
	Bill of Sale	Tax Appraisal	
	Sales Contract	Other Tax Assessment	• •
<u>X</u>	Closing Statement		
If the conveyance docu not required.	ament presented for recordation conta	ins all of the required informa	tion referenced above, the filing of this form is
		Instructions	
		<del>-</del>	ng interest to property and their current mailing whom interest to property is being conveyed.
adaress. Granice's main	ie mia mannig addices- provide the m	mie of me person of persons w	o whom interest to property is being conveyed.
Property address- the pwas conveyed.	physical address of the property being	conveyed, if available. Date o	f Sale- the date on which interest to the property
Total purchase price - offered for record.	the total amount paid for the purchas	se of the property, both real a	nd personal, being conveyed by the instrument
		<u> </u>	and personal, being conveyed by the instrument ser or the assessor's current market value.
property as determined		e responsibility of valuing pro	tet value, excluding current use valuation, of the perty for property tax purposes will be used and
			ument is true and accurate. I further understand indicated in Code of Alabama 1975 § 40-22-1
Date: <u>December 8t</u>	th, 2023	Print Laura L.	Barnes
Unattested		Sign	
	(verified by)	(Grantor	/Grantee/Owner/Agent) circle one
	Officia Judge Clerk	and Recorded al Public Records of Probate, Shelby County Ala 7 County, AL	abama, County

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