

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 Thirteen Thousand Seven 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,

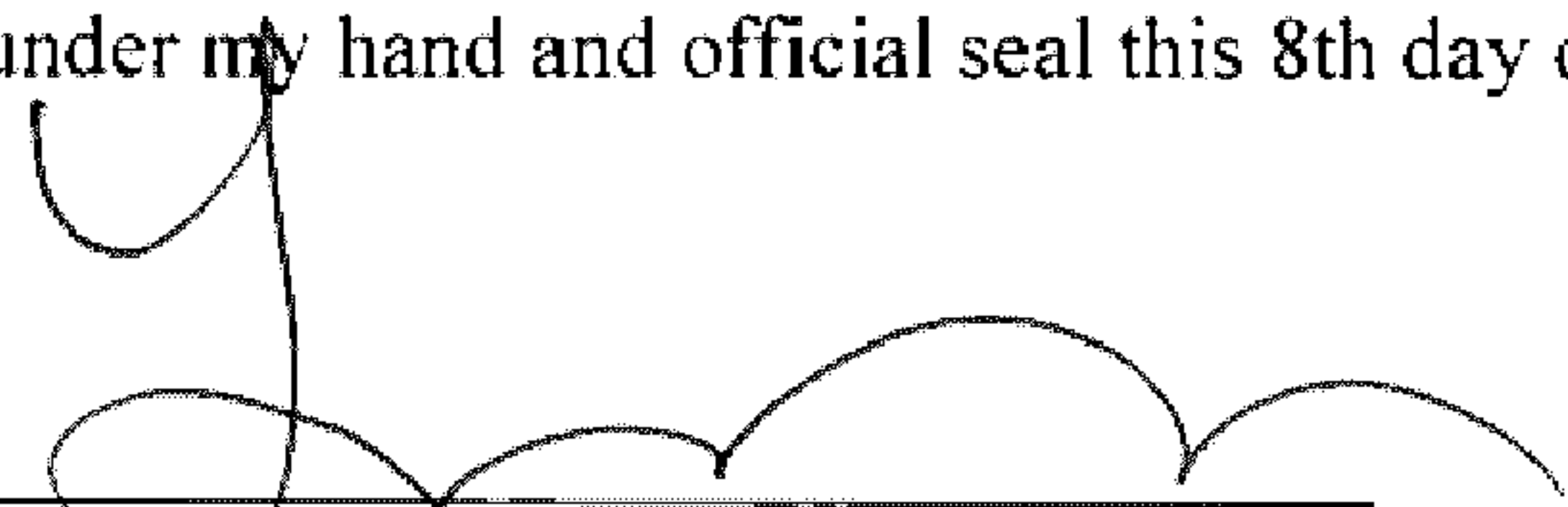
CONTROLLER

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

2/4/2024



Allie S. Bayal