

Send Tax Notice to:
Douglas Hoffman and Patti
Vandermeer
180 Atlantic Ln.
Birmingham, AL 35242

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-15208**

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100, \$494,900.00** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Newcastle Construction, Inc., an Alabama Corporation** (herein referred to as “Grantor”, whether one or more), whose mailing address is
121 Bishop Cir., Pelham, AL 35124

by **Douglas Hoffman and Patti Vandermeer**, (herein referred to as “Grantee”, whether one or more), whose mailing address is
180 Atlantic Ln, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of
180 Atlantic Ln, Birmingham, AL 35242,
and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$395,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of December, 2023.

Newcastle Construction, Inc., an Alabama Corporation

By: Bethany David
Bethany David, Secretary

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bethany David, Secretary**, whose name(s) as **Secretary(s) of Newcastle Construction, Inc.**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Construction, Inc.**, on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2023.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 5-2-26



EXHIBIT A

Property 1:

Lot 119, 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.



File No.: PEL-23-15200

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 12:56:10 PM
\$127.00 BRITTANI
20240103000002040

Statutory Warranty Deed - LE (JTROS)

Allen S. Bayl 3 of 3