

Send Tax Notice to:  
Nancy Singleton  
204 Atlantic Lane  
Birmingham, AL 35242

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

File: PEL-24-1300

STATE OF ALABAMA  
COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED FIFTEEN THOUSAND SIX HUNDRED SEVENTEEN AND 80/100, \$515,617.80** 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 Homes, Inc., an Alabama Corporation (herein referred to as "Grantor,"** whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **Nancy Singleton, (herein referred to as "Grantee"),** whose mailing address is

204 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, the following described real property, which has a mailing address of

**204 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 1<sup>ST</sup>, 2024 AND THEREAFTER.

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

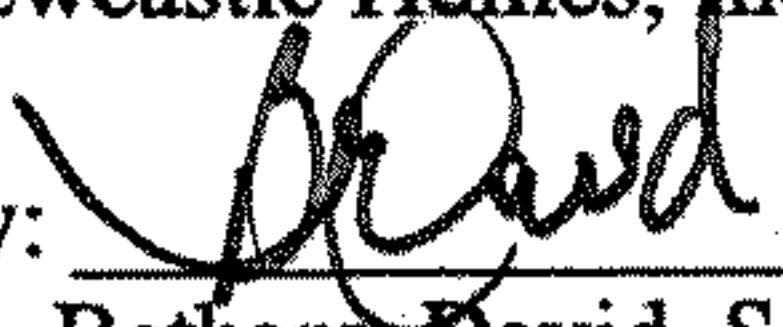
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, 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 25th day of June, 2024.

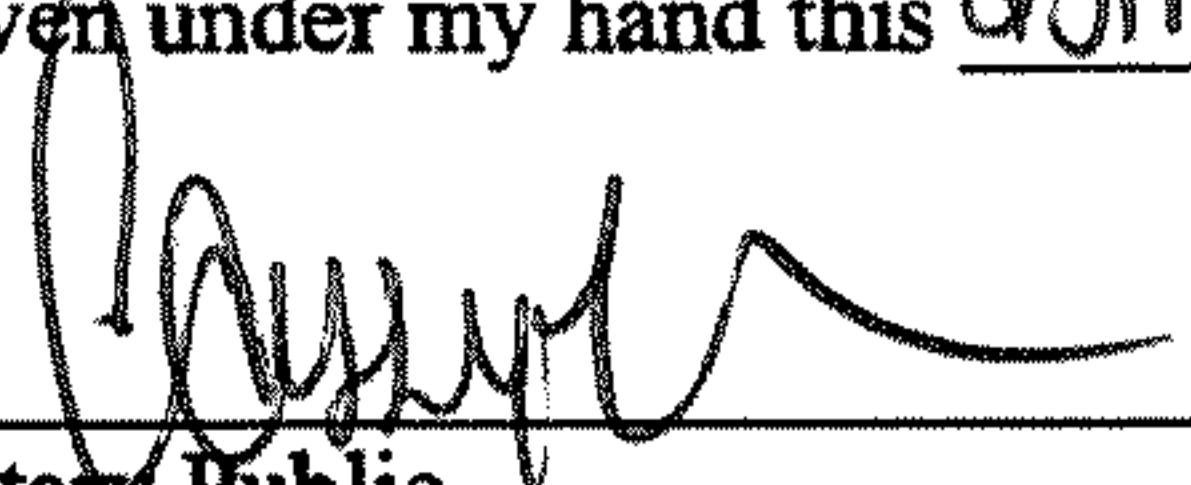
Newcastle Homes, Inc., an Alabama Corporation

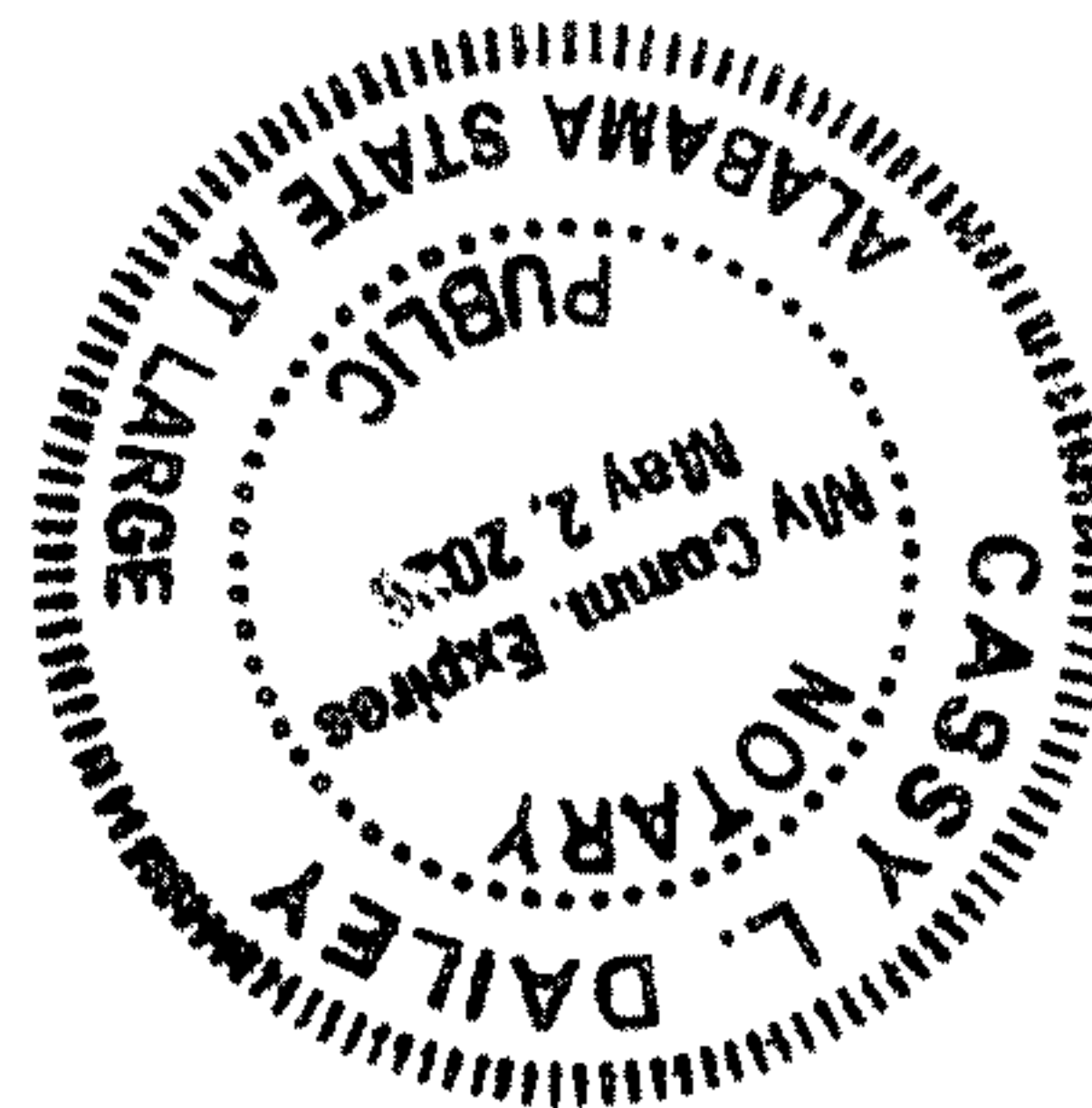
By:   
Bethany David, Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, , a Notary Public in and for said County in said State, hereby certify that Bethany David, Secretary of Newcastle Homes, Inc. whose name as Secretary of the Newcastle Homes, Inc., a 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 25th day of June, 2024.

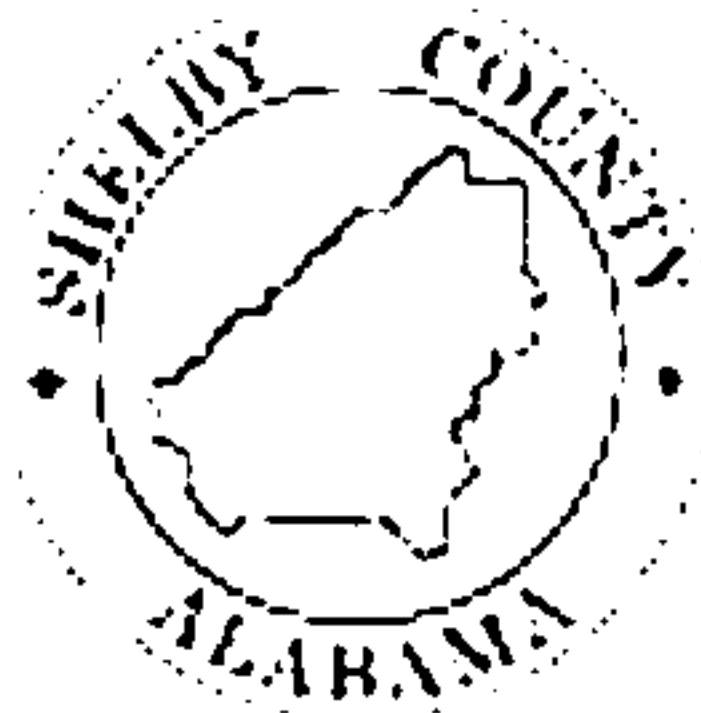
  
Notary Public



**EXHIBIT A**

Property 1:

Lot 214, according to the Survey of Final Plat, Melrose Landing, Phase 2, as recorded in Map Book 59, Page 5, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/26/2024 09:30:52 AM**  
**\$544.00 BRITTANI**  
**20240626000191120**

*Allie S. Bayl*