

Prepared by:
Cassy L. Dailey Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Newcastle Homes Inc PKA
Newcastle Construction, Inc.
121 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars and No Cents (\$10.00) to the undersigned Grantor, Newcastle Development, LLC, an Alabama Limited Liability Company, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Newcastle Homes, Inc. (herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to wit;

LOTS 107 ACCORDING TO THE SURVEY OF FINAL PLAT, MELROSE LANDING, PHASE I, AS RECORDED IN MAP 56, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


LOTS 201,202,204,205,208,209,211,212,215,218,225,226,227,229,230,232,233,234,236, and 237, ACCORDING TO THE SURVEY OF FINAL PLAT, MELROSE LANDING, PHASE II, AS RECORDED IN MAP 59, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD Unto the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor, by Robin Trimm, Chief Financial Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August, 2024.

NEWCASTLE DEVELOPMENT, LLC

Robin Trimm
CFO

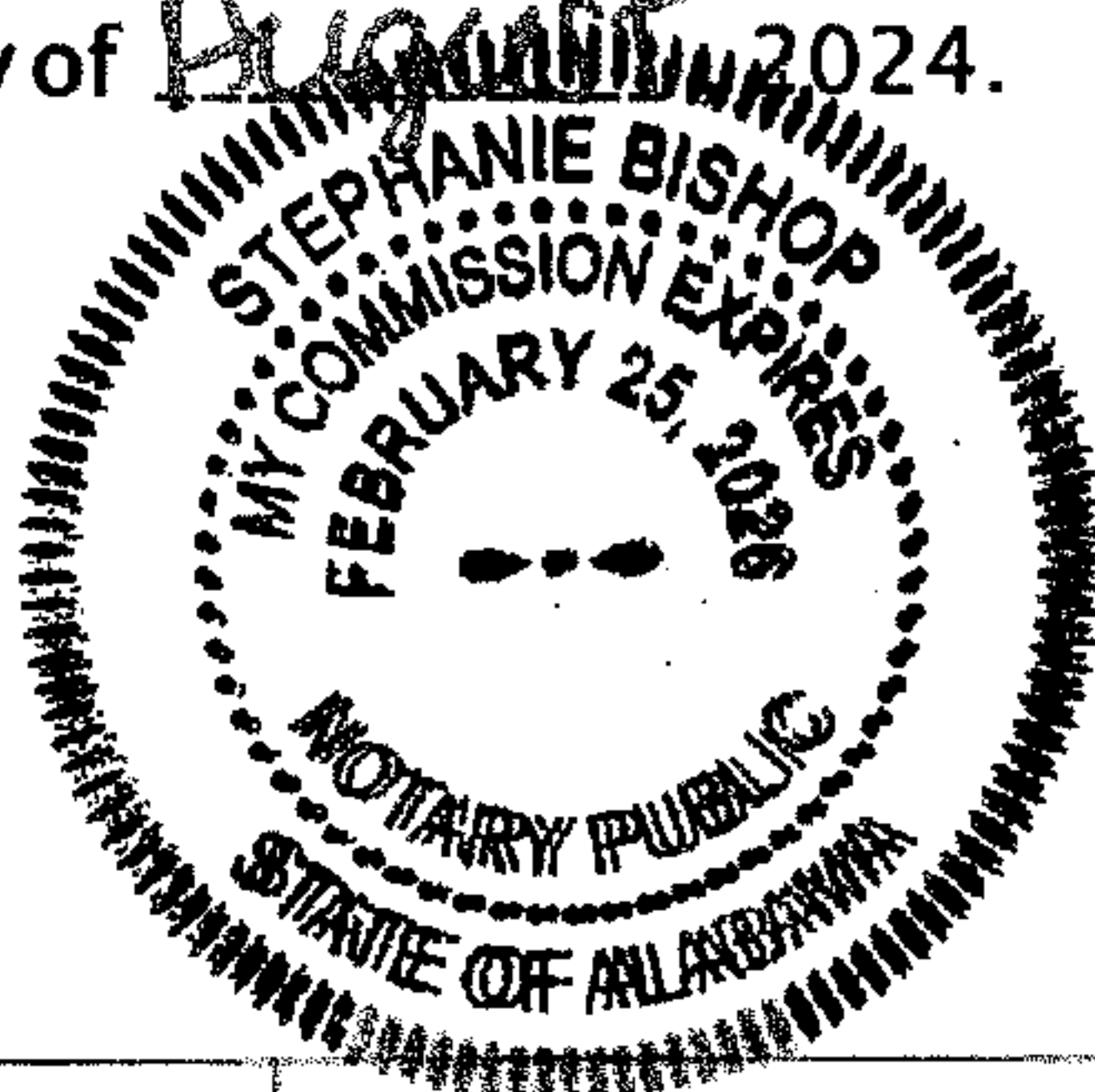
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robin Trimm, whose name as Chief Financial Officer 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, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 7th day of August, 2024.


Notary Public, State of AL

Printed Name of Notary: Stephanie Bishop
My Commission Expires: 2/25/26



ML	107	124 Atlantic Ln	ML	209	236 Sawmill Loop	ML	225	253 Sawmill Loop	ML	232	225 Sawmill Loc
ML	202	208 Sawmill Loop	ML	211	252 Sawmill Loop	ML	226	249 Sawmill Loop	ML	233	221 Sawmill Loc
ML	204	216 Sawmill Loop	ML	212	256 Sawmill Loop	ML	227	245 Sawmill Loop	ML	234	217 Sawmill Loc
ML	205	220 Sawmill Loop	ML	215	208 Atlantic Ln	ML	229	237 Sawmill Loop	ML	236	209 Sawmill Loc
ML	208	232 Sawmill Loop	ML	218	221 Atlantic Ln	ML	230	233 Sawmill Loop	ML	237	205 Sawmill Loc

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 Development, LLC
 Mailing Address 121 Bishop Circle
Pelham, AL 35124

Grantee's Name Newcastle Homes, Inc.
 Mailing Address 121 Bishop Circle
Pelham, AL 35124

Property Address Listed on Deed

Date of Sale 8/7/2024

Total Purchase Price \$ _____

or

Actual Value \$ 2,520,000.00

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2024 09:27:06 AM
 \$2545.00 BRITTANI
 20240808000246260

Allen S. Boyd

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Actual Value

☐ 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 8/7/2024

Print Sandy F. Johnson

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1