

Send Tax Notice to:
Hillsboro Owners Association, Inc.
211 Yeager Parkway, Suite B
Pelham, AL 35124

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

STATE OF ALABAMA
COUNTY OF SHELBY

Actual Value: \$201,470.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00) 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 Development, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **Hillsboro Owners Association, Inc., an Alabama Corporation (herein referred to as "Grantee"),** whose mailing address is

211 Yeager Parkway, Suite B, Pelham, AL 35124

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 **100 Barimore Blvd, Helena, AL 35080,** 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, 2025 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.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29th day of July, 2025.

Newcastle Development, LLC

Glenn C Siddle
By: Glenn C Siddle
Its: Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glenn C Siddle**, whose name(s) as **Managing Member** of Newcastle Development, LLC, a/an **Alabama Limited Liability Company**, 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 limited liability company, on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2025.

Stephanie Bishop
Notary Public, State of Alabama
Stephanie Bishop
Printed Name
My Commission Expires: 2/25/26

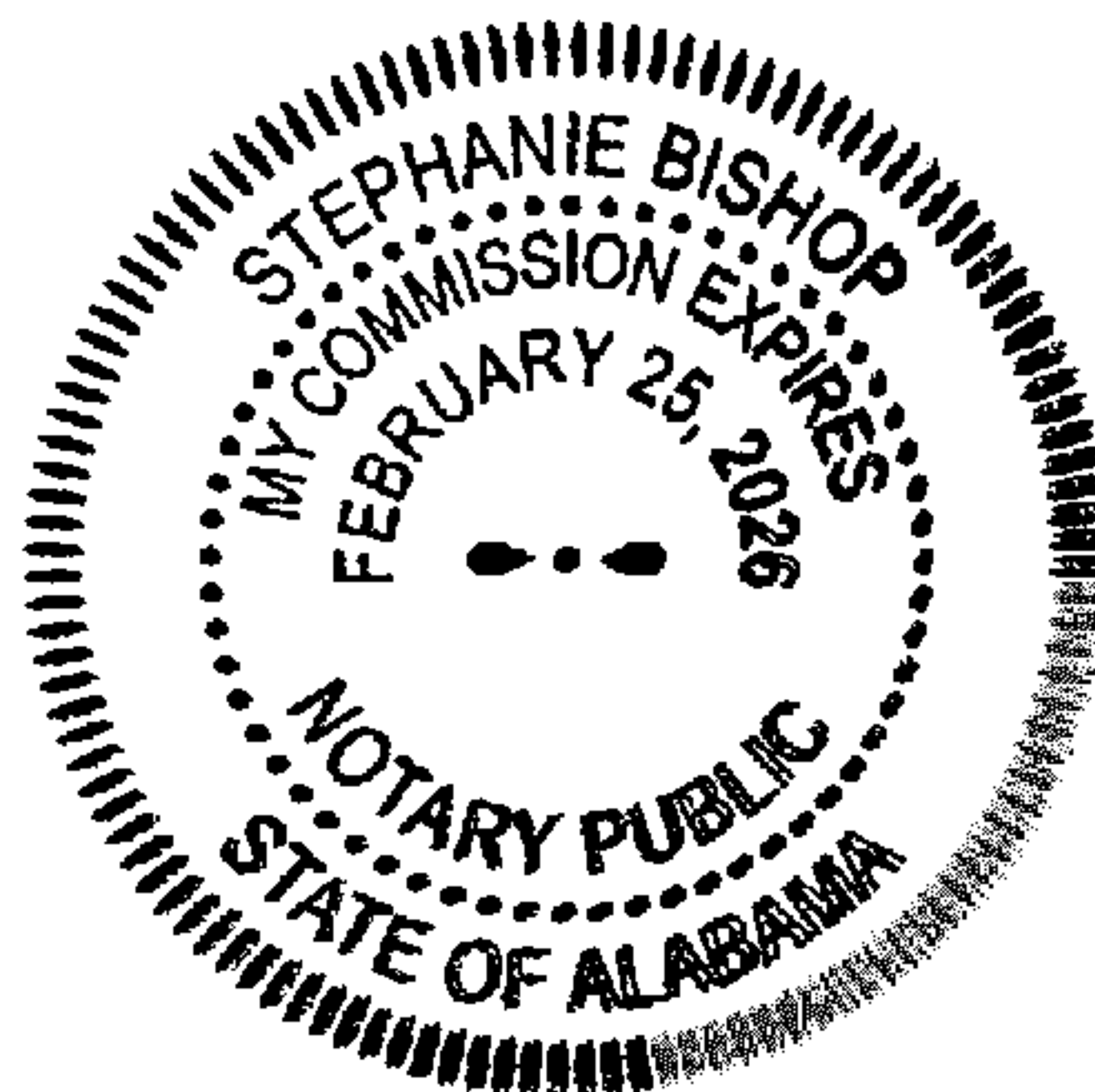


EXHIBIT A

Common Area 2, according to the Final Plat of Barimroe Phase 1, Sector 1, as recorded in Map Book 55, Page 93, in the Probate Office of Shelby County, Alabama.

Parcel ID: 13-8-28-2-002-025.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 02:45:54 PM
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Allen S. Bayl