

Send Tax Notice to:
Madeline C. Brandon
128 Atlantic Lane
Birmingham, AL 35242

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

File: **PEL-25-11055**

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100, \$439,900.00 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 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 **Madeline C. Brandon, (herein referred to as "Grantee")**, whose mailing address is 128 Atlantic Lane, 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 **128 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

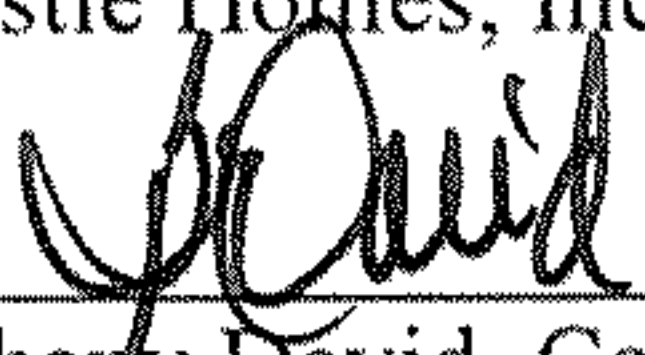
\$351,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

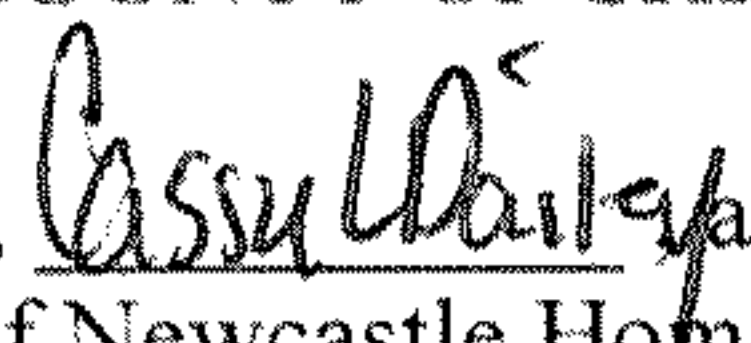
And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and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

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of October, 2025.

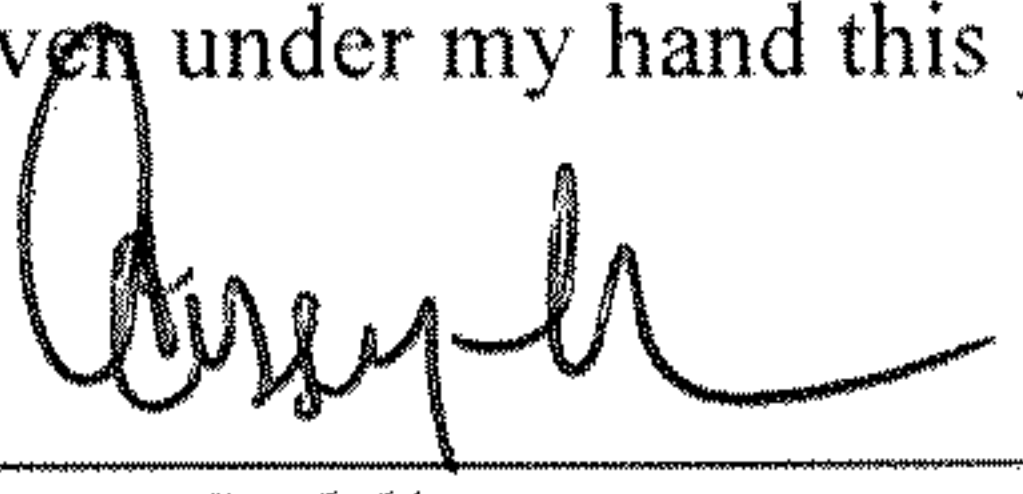
Newcastle Homes, Inc., an Alabama Corporation

By: 
Bethany David, Controller

STATE OF ALABAMA
COUNTY OF SHELBY

I,  a Notary Public in and for said County in said State, hereby certify that Bethany David, Controller of Newcastle Homes, Inc. whose name as Controller 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 28th day of October, 2025.


Notary Public

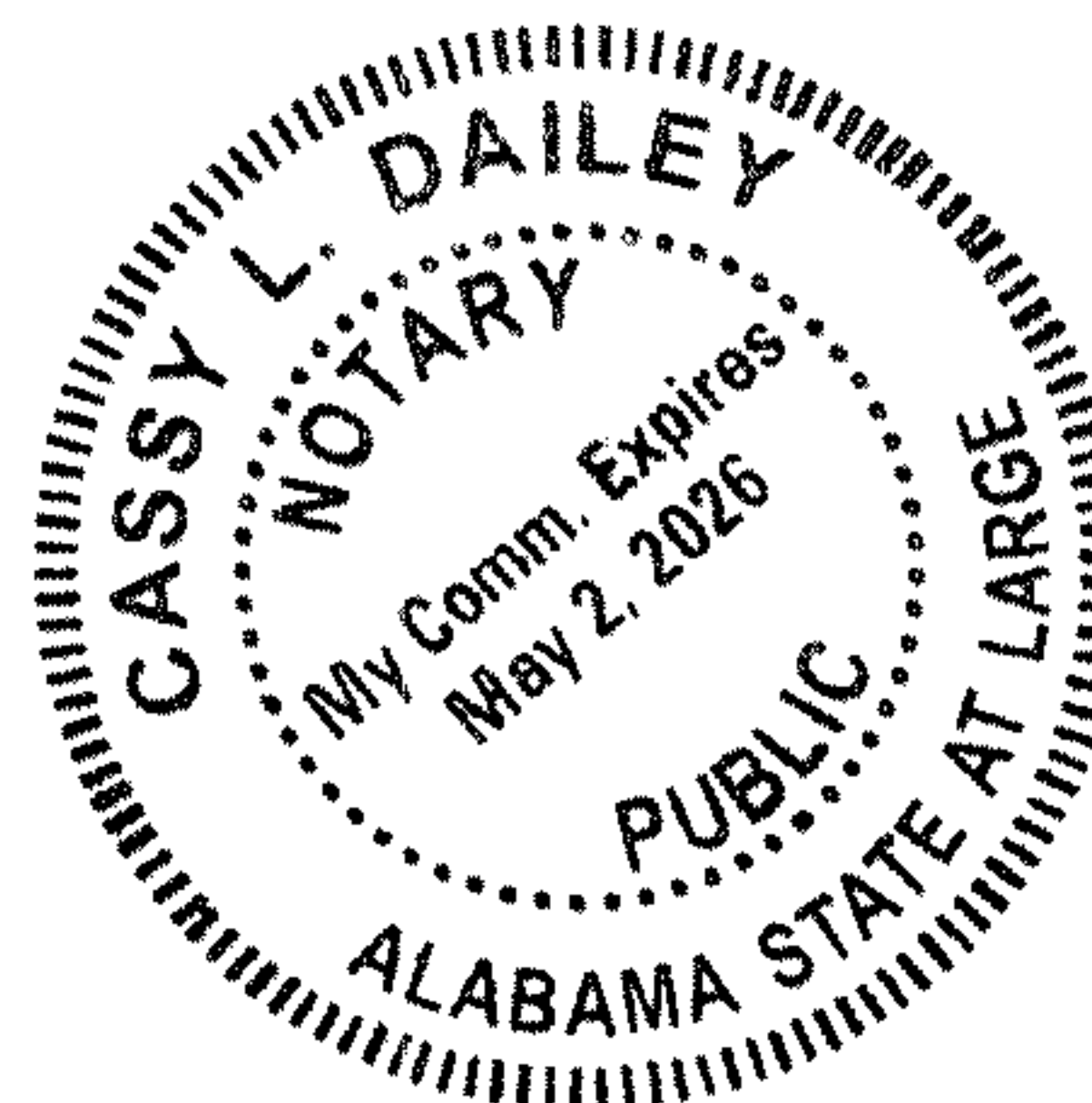


EXHIBIT A

Property 1:
Lot 108, according to the Survey of Final Plat, Melrose Landing, Phase 1, as recorded in Map Book 56, Page 94, 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
11/06/2025 10:29:05 AM
\$116.00 JOANN
20251106000341150

Allen S. Bayal