



20260127000023990 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/27/2026 01:38:56 PM FILED/CERT

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

Send Tax Notice To: Allison S. Hines
Newcastle Home, 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;

LOT 43 and 90 ACCORDING TO THE FINAL PLAT OF ISAAC'S GAP SUBDIVISION, PHASE 1A, AS RECORDED IN MAP BOOK 61, PAGES 86A-86B, 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 Donald Woodruff III, Chief Financial Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of December, 2025.

NEWCASTLE DEVELOPMENT, LLC

Donald Woodruff III
CFO

State of Alabama
County of Shelby

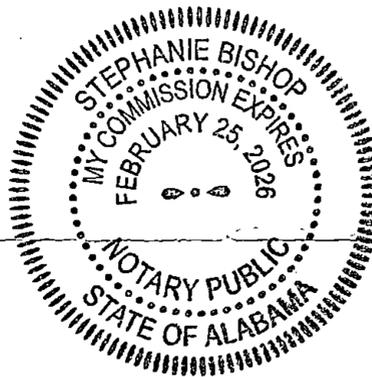
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Donald Woodruff III, whose name as Chief Financial Officer of Newcastle Development, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such CFO 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 16th day of December, 2025.

Notary Public, State of AL

Printed Name of Notary:

My Commission Expires: 2/25/26



Property Addresses:

IG43: 408 Gateshead Dr, Sterrett, AL 35147
IG90: 138 Townmoor Ln, Sterrett, AL 35147

Grantor Address: 121 Bishop Circle, Pelham, AL 35124
Grantee Address: 121 Bishop Circle, Pelham, AL 35124

Actual Value: 236,000.00



20260127000023990 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/27/2026 01:38:56 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Newcast Development LLC
Mailing Address 121 Bishop Cir
Pelham, AL 35124

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

Property Address 408 Galshead Dr
138 Townmoor Ln
Sturtevant, AL 35147

Date of Sale 12/16/2025
Total Purchase Price \$ \$300,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 _____

Print _____

Unattested _____
(verified by)

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