

Send Tax Notice to:  
Marissa Campbell O'Brien and  
Patrick Andrew O'Brien  
1084 Wishford Cir.  
Helena, AL 35080

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

File: **PEL-26-247**

STATE OF ALABAMA  
COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100, \$479,900.00** 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 **Marissa Campbell O'Brien and Patrick Andrew O'Brien, (herein referred to as "Grantee", whether one or more)**, whose mailing address is

1084 Wishford Cir., Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of

**1084 Wishford Cir., 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 1<sup>ST</sup>, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$471,207.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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 23 day of February, 2024.

Newcastle Homes, Inc., an Alabama Corporation

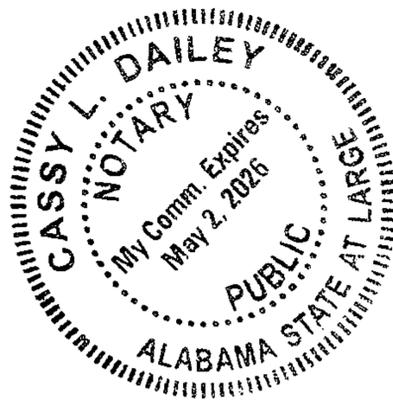
By: B David  
Bethany David, Controller

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bethany David, Controller**, whose name(s) as **Controller(s)** of **Newcastle Homes, Inc.**, a/an **Alabama** 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Homes, Inc.**, on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2024.

Cassy L Dailey  
Notary Public  
Cassy L Dailey  
Printed Name  
My Commission Expires: 5-2-26



**EXHIBIT A**

Property 1:

Lot 158, according to the Final Plat of Barimore Phase 1, Sector 3, as recorded in Map Book 59, Page 25, 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**  
**02/24/2026 03:38:22 PM**  
**\$37.00 JOANN**  
**20260224000052660**

*Allie S. Boyd*