

**THIS INSTRUMENT PREPARED BY:  
PLEASE RECORD AND RETURN TO:**  
Michael Cooke, Esq.  
McMichael and Gray, PC  
600 Boulevard South SW, Suite 308  
Huntsville, Alabama 35802  
*CONST- 251065*

**PLEASE SEND TAX NOTICE TO:**  
JLM Barimore, LLC  
416 Ves Trace  
Vestavia Hills, AL 35216

STATE OF ALABAMA  
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

THIS CONVEYANCE made and entered into on this the 30<sup>th</sup> day of January 2026, by and between **Newcastle Development, LLC**, an Alabama limited liability company, as the Grantor, and **JLM Barimore, LLC**, an Alabama limited liability company as the Grantee.

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it, cash in hand paid this day by said Grantee, the receipt of which is acknowledged, and other good and valuable consideration, does by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described real estate lying and situated in the County of Shelby, State of Alabama, particularly described as follows (the "Property"):

**See attached Exhibit A**

**SUBJECT TO** ad valorem taxes and assessments for 2026 and subsequent years, which are not yet due and payable; all drainage, setback lines and zoning; utility restrictions and easements; reservations, instruments, covenants, and all other matters of record; rights of way of record; zoning ordinances, laws and recorded restrictions; and any matters that would be reflected in a current accurate survey of the property (the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the Property described above, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee and unto its successors and assigns forever.

**AND** subject to the Permitted Exceptions, the said Grantor does for itself, heirs, and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that Grantor has a good right to sell and convey the same as aforesaid; that it will forever warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

**IN WITNESS WHEREOF**, the said Grantor hereunto sets its hand and seal effective on the day and year first written.

**GRANTOR:**

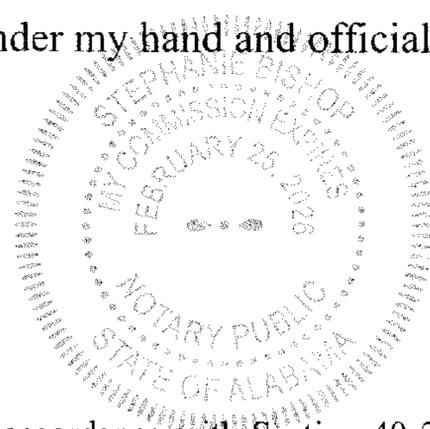
**Newcastle Development, LLC, an Alabama limited liability company**

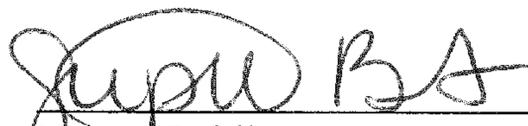
By:   
Name: Glenn C. Siddle  
Its: Manager

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said County in said State, hereby certify that, Glenn C. Siddle, as Manager of Newcastle Development, LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of January 2026.



  
Notary Public  
My Commission Expires: 2/25/26

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 121 Bishop Circle, Pelham, AL 35124  
Grantee's Address: 416 Ves Trace, Vestavia Hills, AL 35216  
Property Address: Approx +/- 58.73 acres to be 167 lots in Barimore Estates, Phase 2 – Sector 1 of the Hillsboro South Master Planned Community, Helena, Shelby County, AL.  
Tax Parcel No. 13 8 28 3 001 001.001  
Purchase Price: \$1,964,193.00

Exhibit A  
Legal Description

Barimore Estates, Phase 2 Sector 1 of the Hillsboro South Master Planned Community being more particularly described as follows:

Commence at a 3" capped pipe, being the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, said point being the Point of Beginning; thence N 88°22'46" W a distance of 1322.10 feet to a 1" crimp top; thence N 00°45'04" E a distance of 1628.11 feet; thence N 18°16'03" E a distance of 660.75 feet; thence S 78°35'39" E a distance of 269.37 feet; thence N 11°24'21" E a distance of 26.58 feet; thence S 78°35'39" E a distance of 170.00 feet; thence S 50°16'27" E a distance of 31.73 feet; thence S 75°17'27" E a distance of 170.01 feet; thence with a curve turning to the left an arc length of 12.14 feet, with a radius of 1650.00 feet, a chord bearing of S 14°31'29" W, and a chord length of 12.14 feet; thence S 75°43'29" E a distance of 120.06 feet; thence S 13°59'27" W a distance of 15.19 feet; thence S 12°52'03" W a distance of 44.81 feet; thence S 11°36'43" W a distance of 22.24 feet; thence S 10°29'19" W a distance of 37.76 feet; thence S 08°47'27" W a distance of 52.91 feet; thence S 07°40'02" W a distance of 7.09 feet; thence S 06°24'40" W a distance of 60.00 feet; thence S 04°09'51" W a distance of 60.00 feet; thence S 01°55'03" W a distance of 60.00 feet; thence N 88°40'49" E a distance of 92.17 feet; thence S 01°19'11" E a distance of 120.00 feet; thence S 88°40'49" W a distance of 1.53 feet; thence S 01°19'11" E a distance of 50.00 feet; thence N 88°40'49" E a distance of 52.51 feet; thence along a curve turning to the right an arc length of 37.98 feet, with a radius of 25.00 feet, a chord bearing of S 47°47'51" E, and a chord length of 34.43 feet; thence S 04°16'30" E a distance of 234.51 feet; thence S 85°43'30" W a distance of 40.00 feet; thence S 04°16'30" E a distance of 50.00 feet; thence N 85°43'30" E a distance of 130.00 feet; thence N 04°16'30" W a distance of 50.00 feet; thence N 85°43'30" E a distance of 80.00 feet; thence S 60°18'44" E a distance of 64.08 feet to a 2" crimp top; thence S 00°33'54" W a distance of 1328.46 feet; to the Point of Beginning, having an area of 58.73 Acres, more or less

