

Send Tax Notice to:
Newcastle Homes, Inc.
121 Bishop Circle
Pelham, AL 35124

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

File: **PEL-26-3207-C**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTEEN THOUSAND AND 00/100 (\$113,000.00)** 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 **JLM Walker Springs, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is

416 Ves Trace Circle, Vestavia Hills, AL 35216

by **Newcastle Homes, Inc. (herein referred to as "Grantee"),** whose mailing address is

121 Bishop Circle, 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 **Lot 4001, Walker Springs, Alabaster, AL 35007,** 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.

\$440,000.00 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.

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 12th day of March, 2026

JLM Walker Springs, LLC, an Alabama Limited Liability Company

By: [Signature]
J. Levi Mixon, Manager

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Levi Mixon, Manager**, whose name(s) as **Manager(s)** of **JLM Walker Springs, LLC**, 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 **JLM Walker Springs, LLC**, on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2026.

[Signature]
Notary Public, State of AL
Marianne Taylor
Printed Name
My Commission Expires: 1/27/29

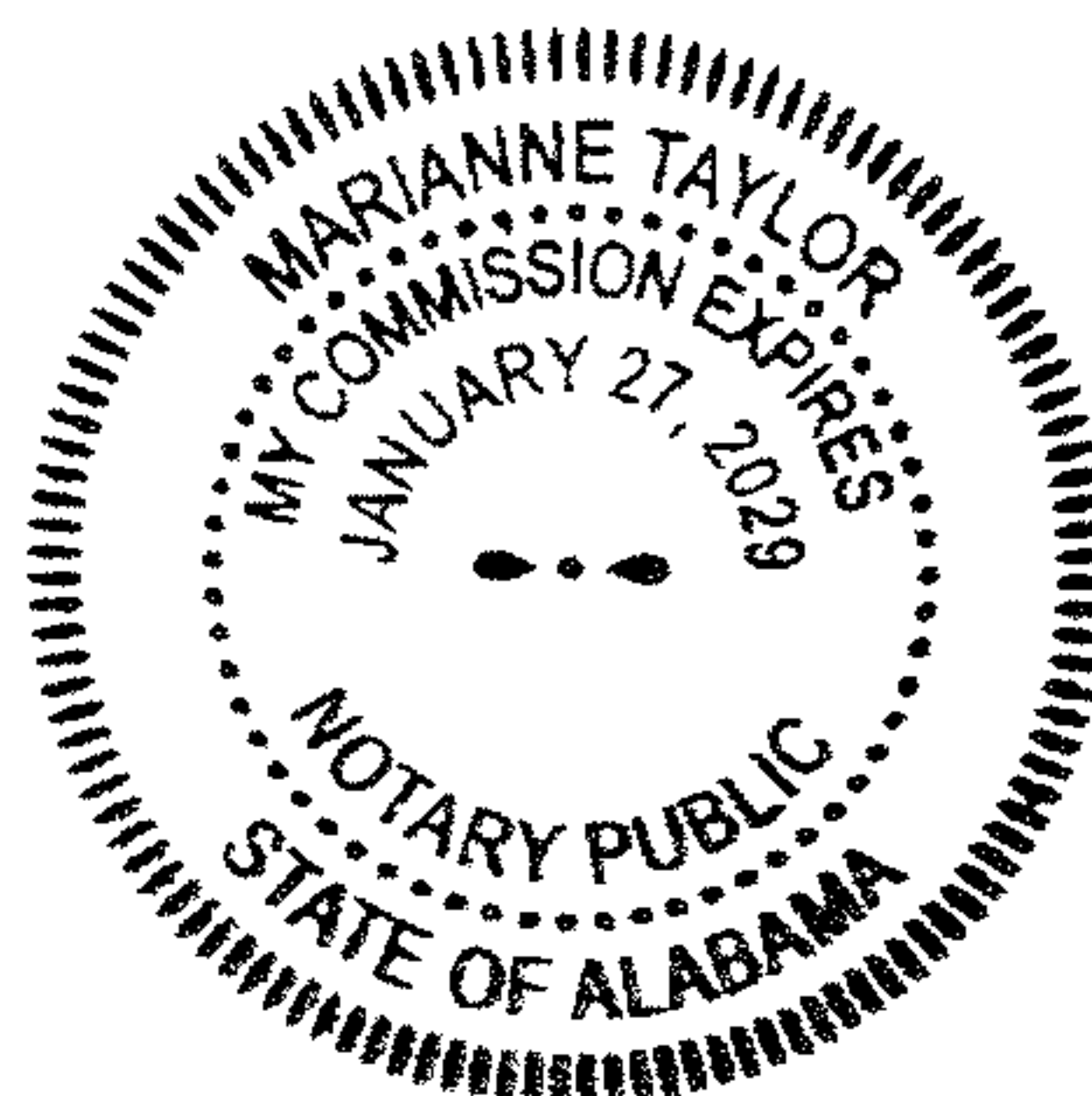


EXHIBIT A

Property 1:

Lot 4001, according to the Survey of Walker Springs Lenoir Phase 1, as recorded in Map Book 62, Page 83 A & B,
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
03/18/2026 01:56:17 PM
\$29.00 PAYGE
20260318000078620

Allen S. Beal