

Send Tax Notice to:
Shaun Nicolas Formentano and
Megan Fabel Formentano
218 Barimore Blvd.
Helena, AL 35080

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

File: PEL-26-257

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINETY TWO THOUSAND NINE HUNDRED AND 00/100, \$492,900.00** 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 **Shaun Nicolas Formentano and Megan Fabel Formentano, (herein referred to as "Grantee", whether one or more)**, whose mailing address is

218 Barimore Blvd, 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

218 Barimore Blvd., 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 1ST, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$483,971.00 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 8th day of April, 2024.

Newcastle Homes, Inc., an Alabama Corporation
By: Bethany 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 8th day of April, 2024.

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

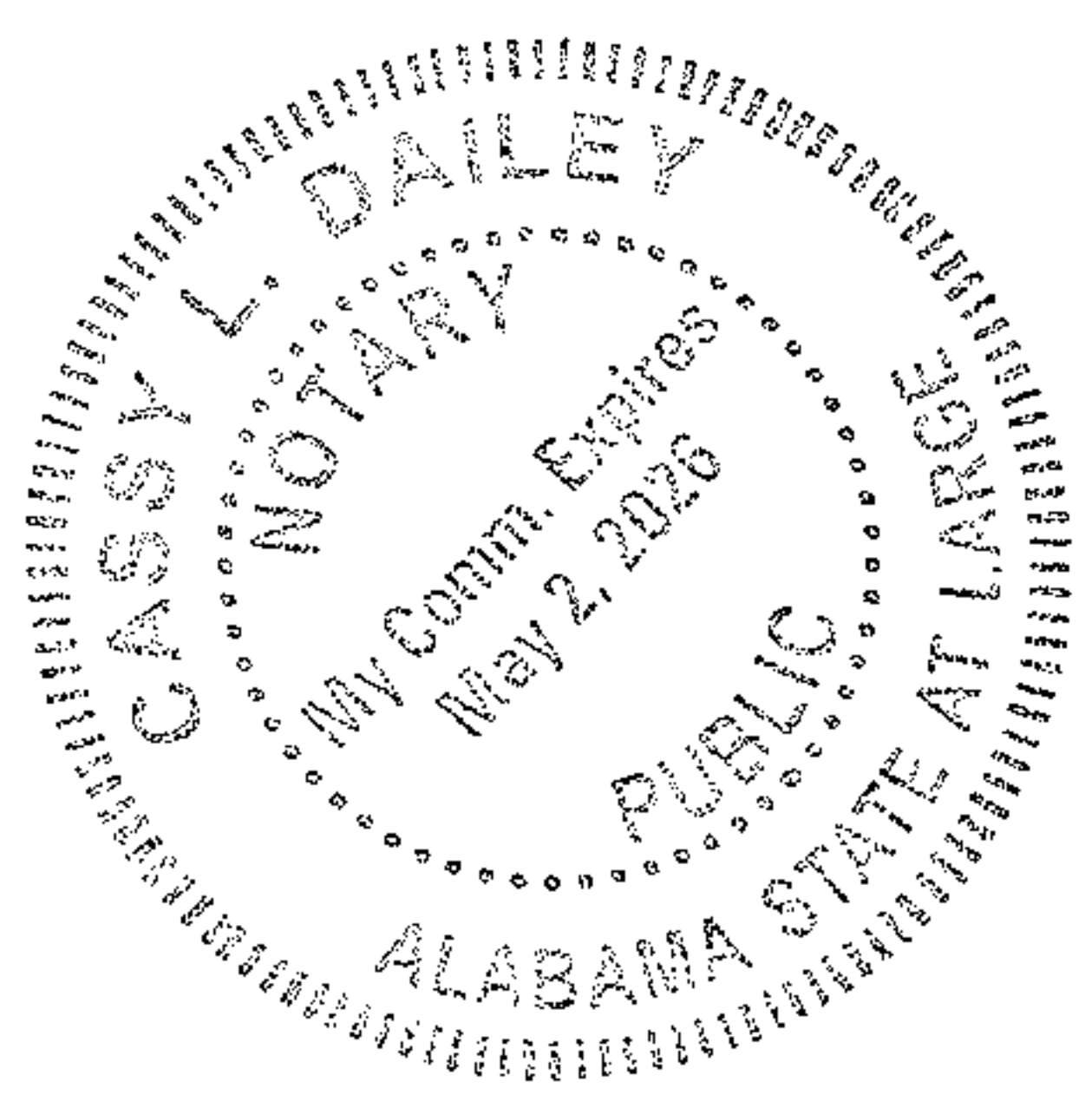


EXHIBIT A

Property 1:

Lot 172, 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
04/10/2026 11:12:19 AM
\$37.00 BRITTANI
20260410000106900

Allie S. Beyle