

20191223000475510

12/23/2019 02:26:37 PM

DEEDS 1/2

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Richard Curtis Black Jr.
Rachel Lawley Black

105 Appleford Road
Helena, AL 35080

STATUTORY DEED LIMITED LIABILITY CORPORATION WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Forty Seven Thousand One Hundred Nineteen Dollars and No Cents (\$347,119.00) to the undersigned Grantor, Newcastle Construction, Inc., an Alabama Corporation, whose mailing address is 121 Bishop Circle, Pelham, Alabama 35124 (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 Richard Curtis Black Jr. and Rachel Lawley Black, whose mailing address is 105 Appleford Road, Helena, AL 35080 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2A, according to the Survey of Amended Map of Hillsboro Subdivision, Phase I, as recorded in Map Book 39, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

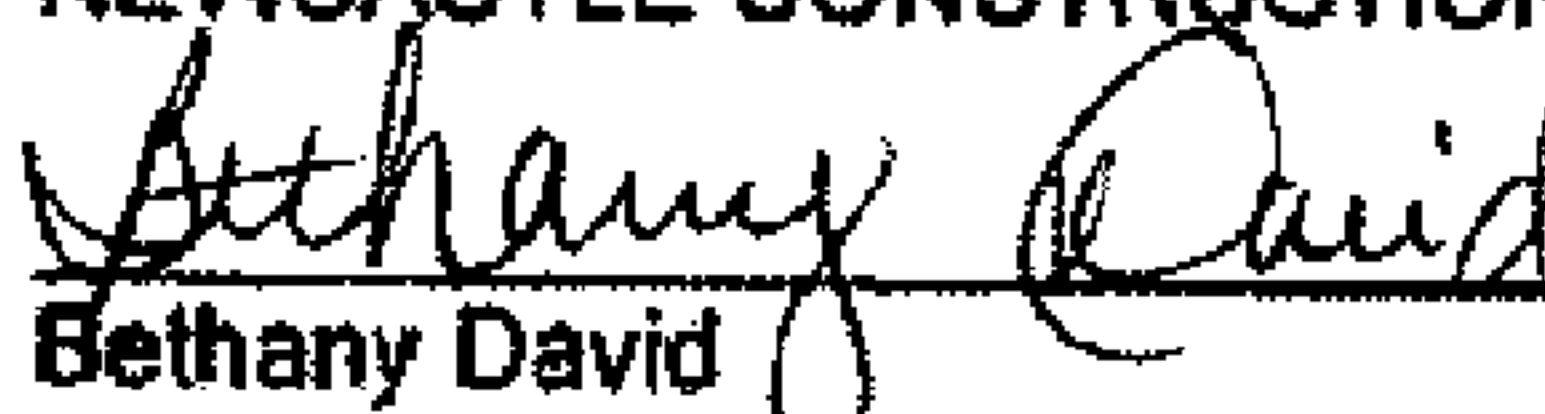
\$329,763.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Secretary, who is authorized to execute this conveyance has hereto set its signature and seal, this the 20th day of December, 2019.


NEWCASTLE CONSTRUCTION, INC.



Bethany David
Secretary

State of Alabama
County of Shelby

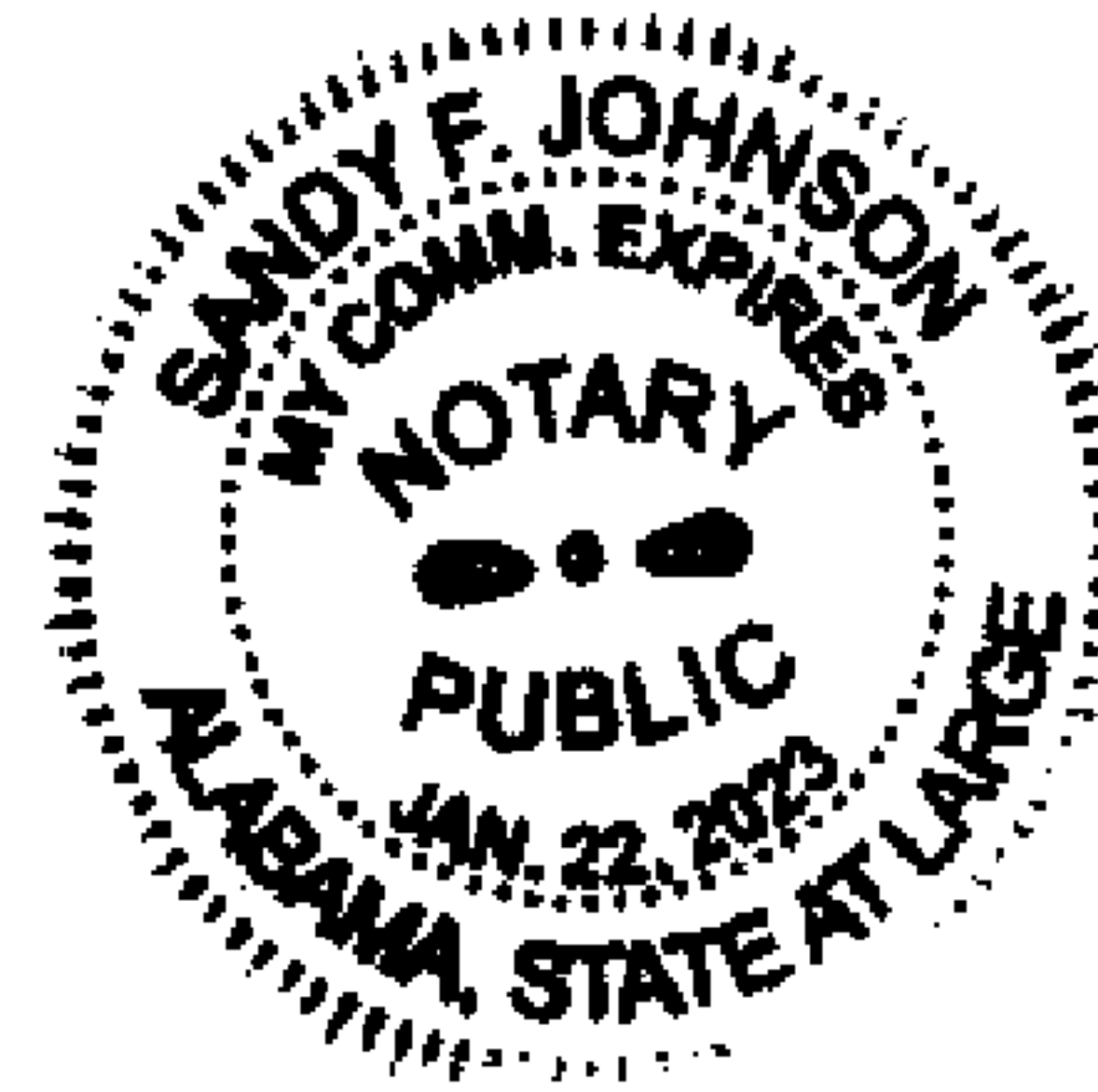
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bethany David, whose name as Secretary of Newcastle Construction, Inc. and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that she, as such Secretary and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 20th day of December, 2019.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2019 02:26:37 PM
\$42.50 CHERRY
20191223000475510

Allie S. Bezel