

Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Robert H. Duncan  
Carlyn A. Duncan  
322 Appleford Road  
Helena, AL 35080

## STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

That in consideration of Two Hundred Ninety Thousand Nine Hundred Eighty Eight Dollars and No Cents (\$290,988.00) to the undersigned Grantor, Newcastle Construction, Inc., an Alabama Corporation, whose mailing address is 121 Bishop Circle, Pelham, AL 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 Robert H. Duncan and Carlyn A. Duncan, whose mailing address is 5604 Lynchburg Circle, Hueytown, AL 35023 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, having an address of 322 Appleford Road, Helena, AL 35080, to-wit:

Lot 259A, according to the Survey of Hillsboro Common Area, as recorded in Map Book 43, Page 130, in the Probate Office of Shelby County, Alabama.

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

\$284,747.00 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 28th day of December, 2018.

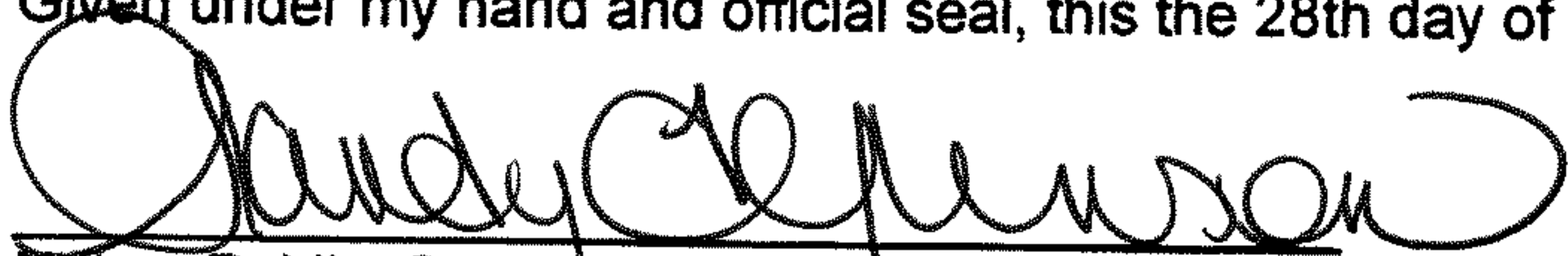
NEWCASTLE CONSTRUCTION, INC.

  
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 28th day of December, 2018.

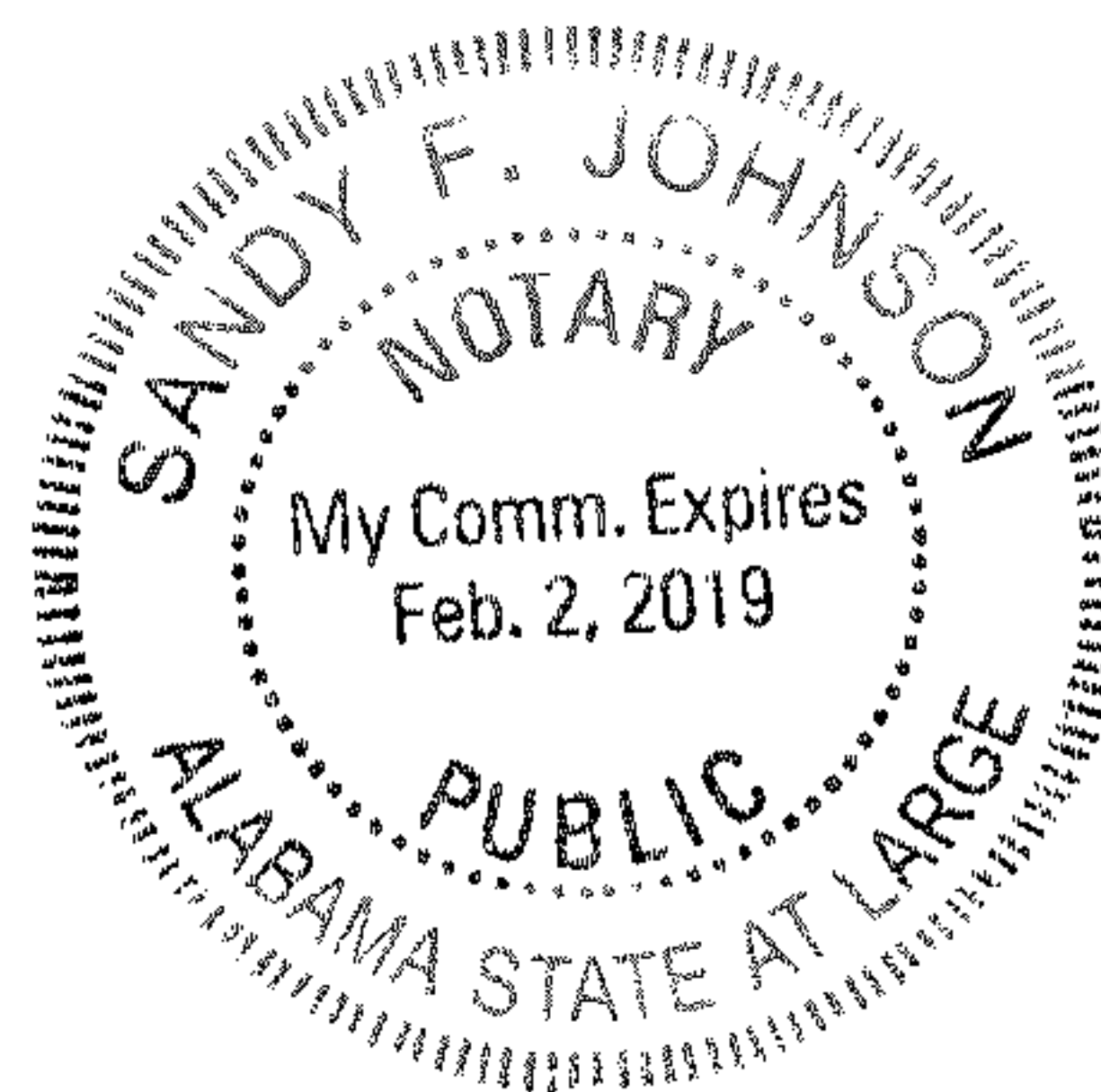


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/28/2018 04:05:27 PM  
\$24.50 CHARITY  
20181228000452490

*Allen S. Bayl*