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07/08/2021 11:45:42 AM

DEEDS 1/2

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Eric Lee Willett
Quyen Nguyen
719 Windmill Cir.
Helena, AL 35080

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Sixty Three Thousand Nine Hundred Dollars and No Cents (\$363,900.00) 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 Eric Lee Willett and Quyen Nguyen, whose mailing address is: 719 Windmill Cir., 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 106, according to the Survey of Final Plat of The Cove at Helena, as recorded in Map Book 51, Page 97, in the Probate Office of Shelby County, Alabama.

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

\$291,120.00 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 her signature and seal, this the 18th day of June, 2021.

NEWCASTLE CONSTRUCTION, INC.

Bethany David

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(s) 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 18th day of June, 2021.

Rosalie K. Doggett

Notary Public, State of Alabama

Rosalie K. Doggett

Printed Name of Notary

My Commission Expires: *01-12-2025*

ROSALIE KANE DOGGETT
Notary Public, Alabama State at Large
My Commission Expires
January 12, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 11:45:42 AM
\$98.00 JOANN
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Allen S. Bayl