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Prepared by:

Cassy L. Dailey

South Oak Title Pelham, LLC

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:

Jwauntel Garrett

Davida Garrett

411 Magnolia Parkway

Helena, AL 35080

## **STATUTORY DEED WITH RIGHT OF SURVIVORSHIP**

State of Alabama

County of Shelby

That in consideration of Four Hundred Forty Two Thousand Three Hundred Seventy Five Dollars and No Cents (\$442,375.00) 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 Jwauntel Garrett and Davida Garrett, whose mailing address is: 411 Magnolia Pkwy, 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 217, 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.

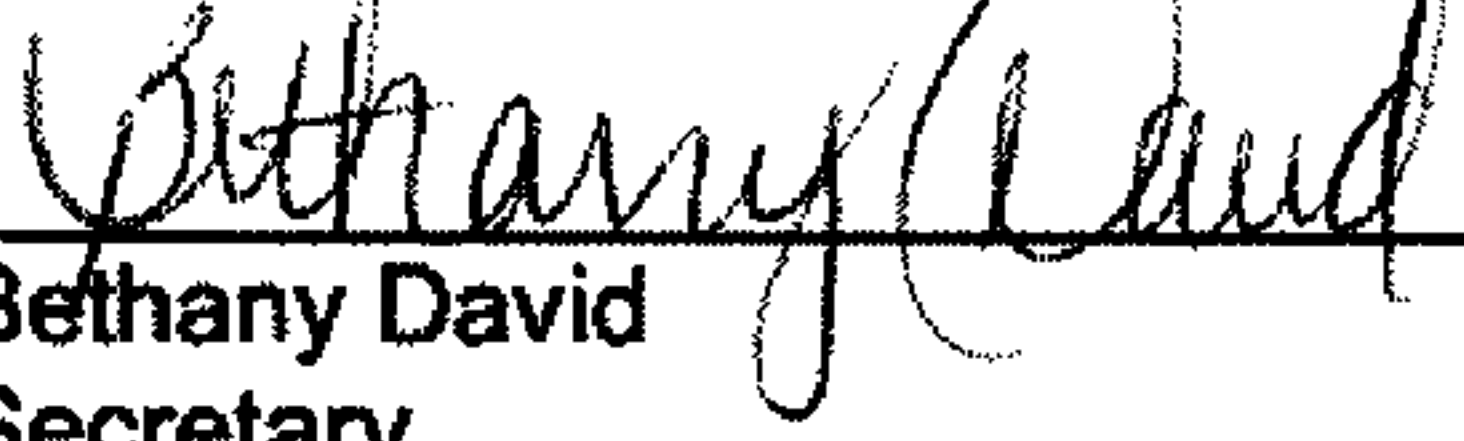
\$442,375.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 29th day of June, 2021.

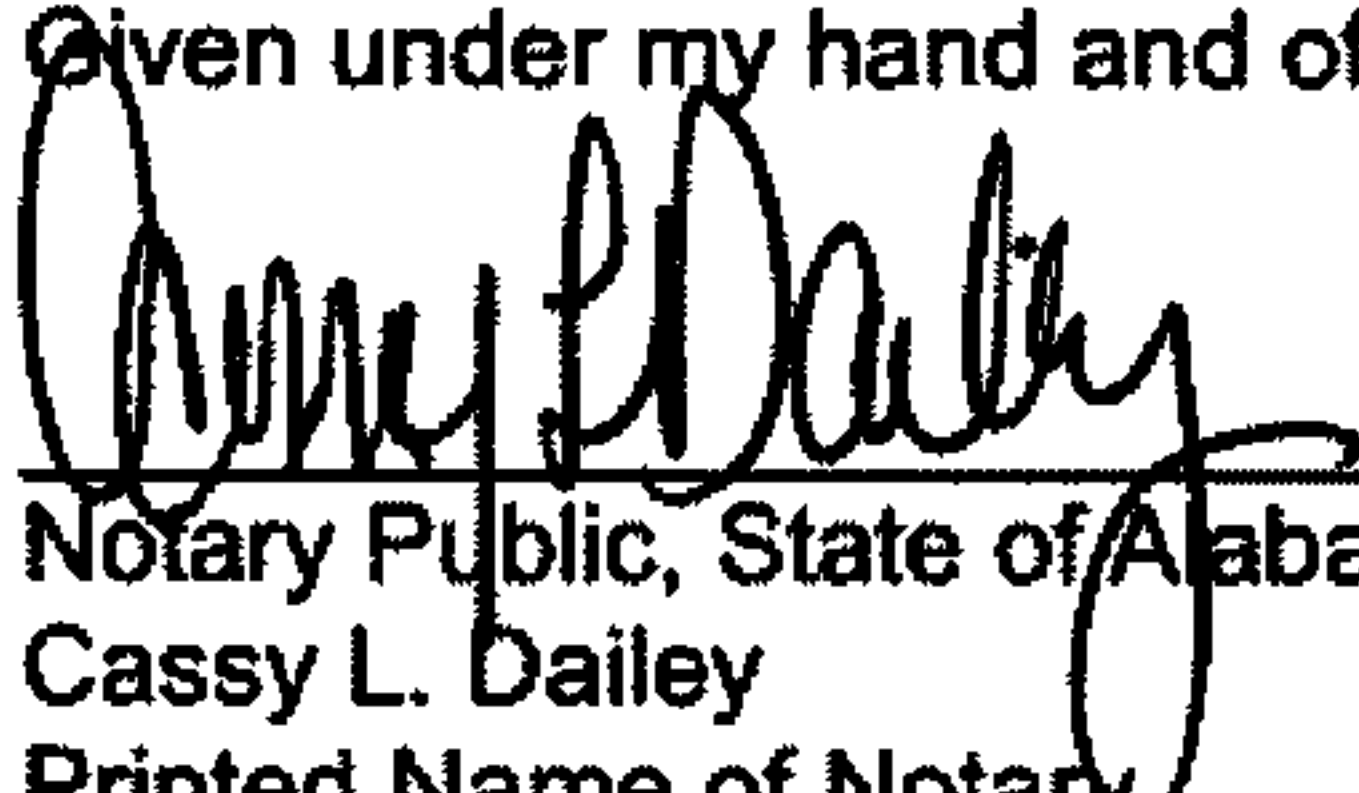
NEWCASTLE CONSTRUCTION, INC.

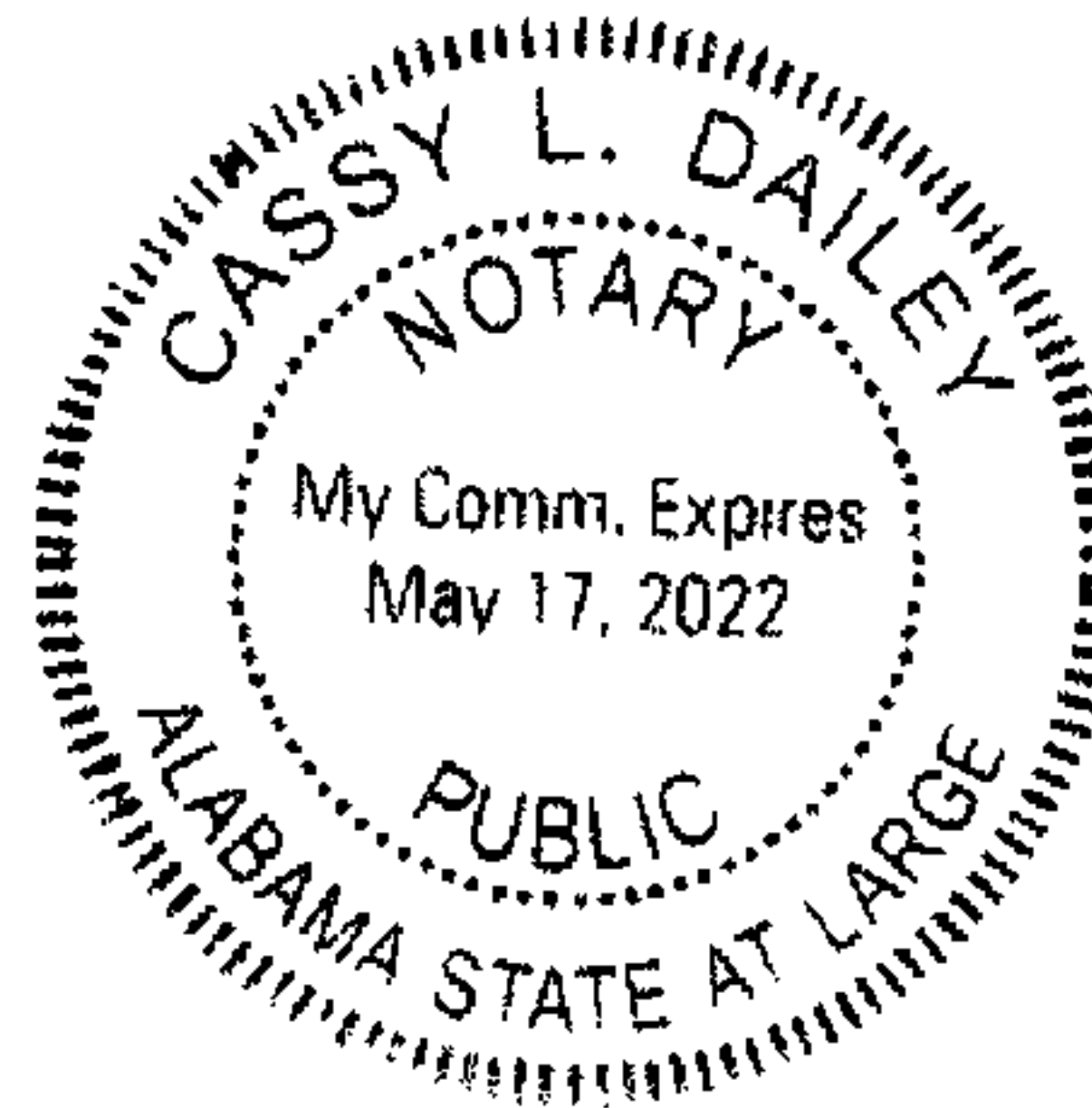
  
Bethany David  
Secretary

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 29th day of June, 2021.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



Property Address: 411 Magnolia Parkway, Helena, AL 35080



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/09/2021 12:19:28 PM  
\$26.00 CHERRY  
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