

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

Send Tax Notice To:
Ellen Hamm Hamby
Christopher Hamby
720 Windmill Cir.
Helena, AL 35080

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Fifty One Thousand Four Hundred Dollars and No Cents (\$351,400.00) 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 Ellen Hamm Hamby and Christopher Hamby, whose mailing address is 720 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 109, 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.

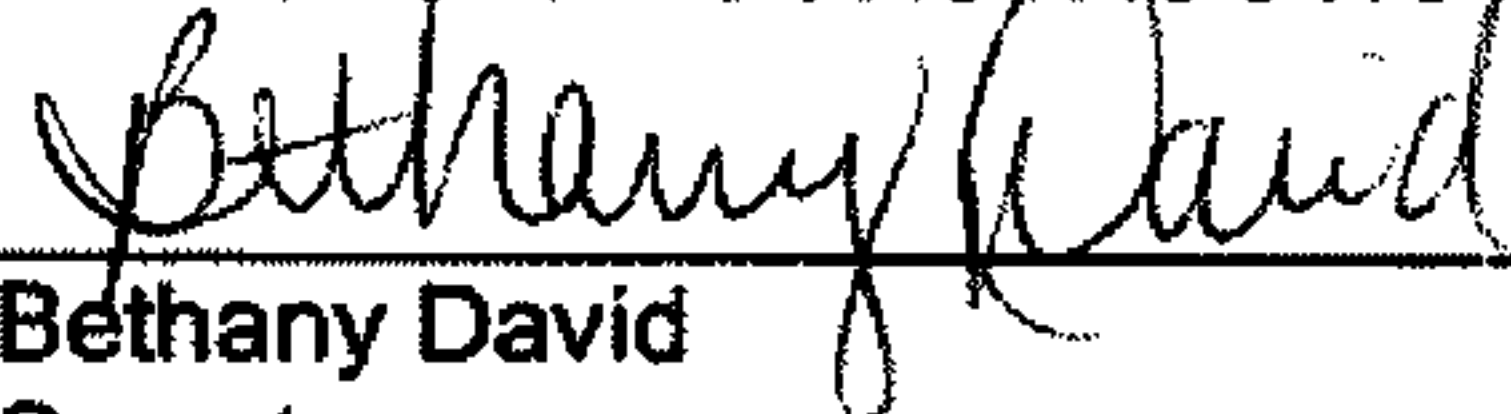
\$281,120.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 7th day of July, 2021.

NEWCASTLE CONSTRUCTION, INC.

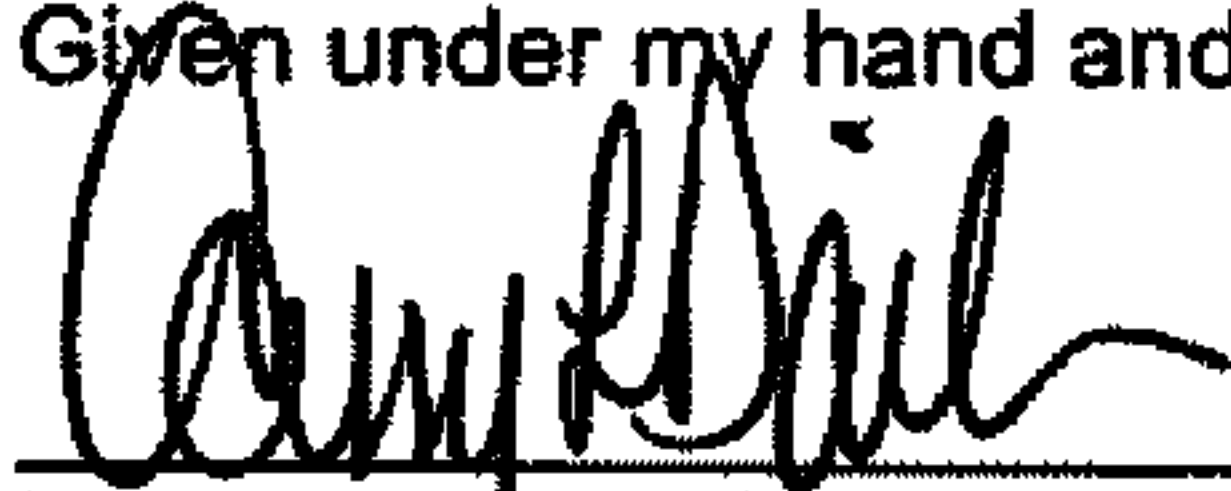


Bethany David
Secretary

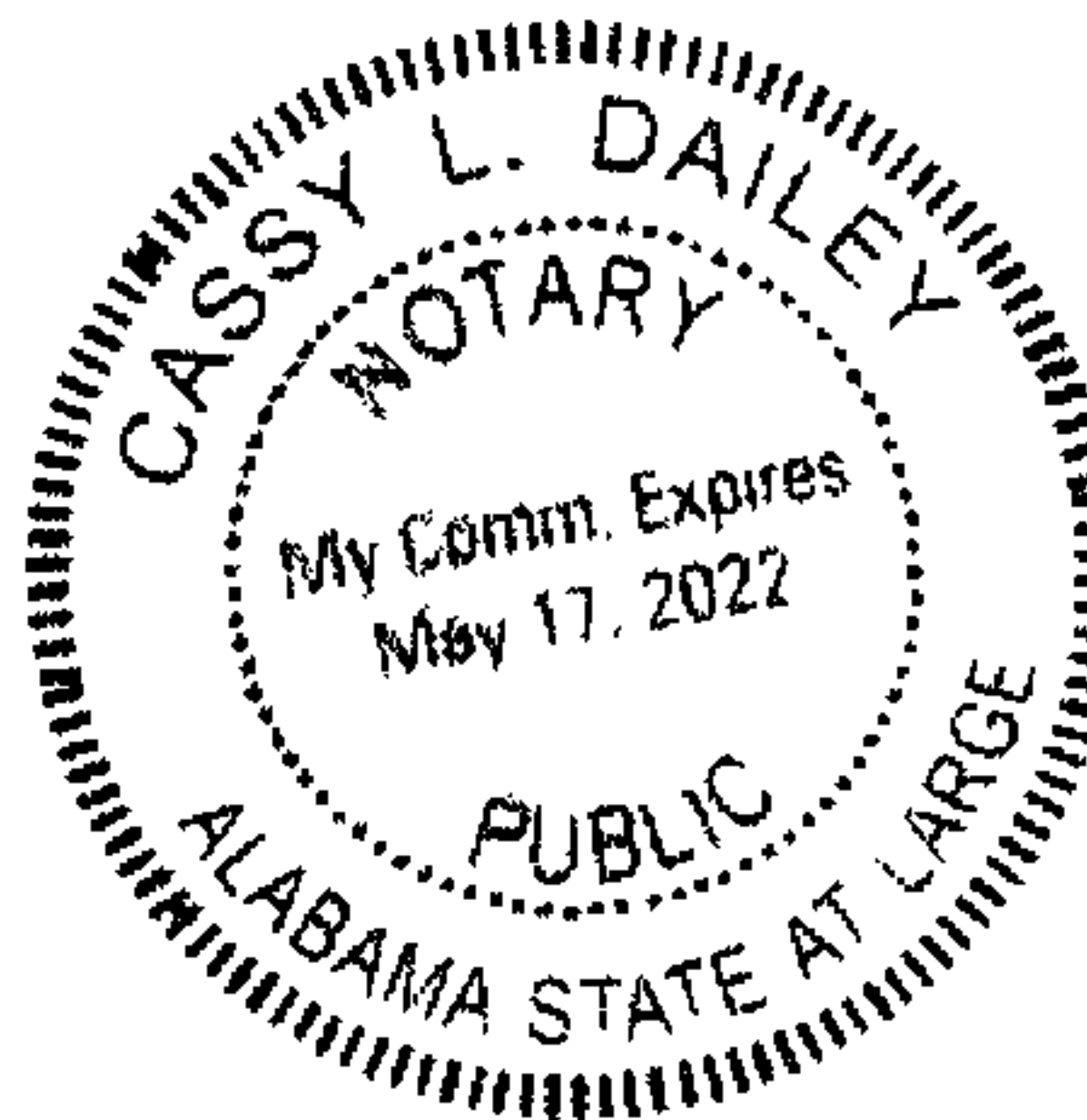
State of Alabama
County of Shelby

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 7th day of July, 2021.



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



Property Address: 720 Windmill Circle, Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 12:43:20 PM
\$95.50 BRITTANI
20210709000333890

