

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

Send Tax Notice To:
Angela Tropin
712 Windmill Cir.
Helena, AL 35080

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Eighteen Thousand Four Hundred Twenty Five Dollars and No Cents (\$318,425.00) to the undersigned Grantor or Grantors, whether one or more in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, Newcastle Construction, Inc., an Alabama Corporation, whose address is: 121 Bishop Circle, Pelham, AL 35124 (herein referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto Angela Tropin, whose address is: 712 Windmill Circle, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 111, 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.

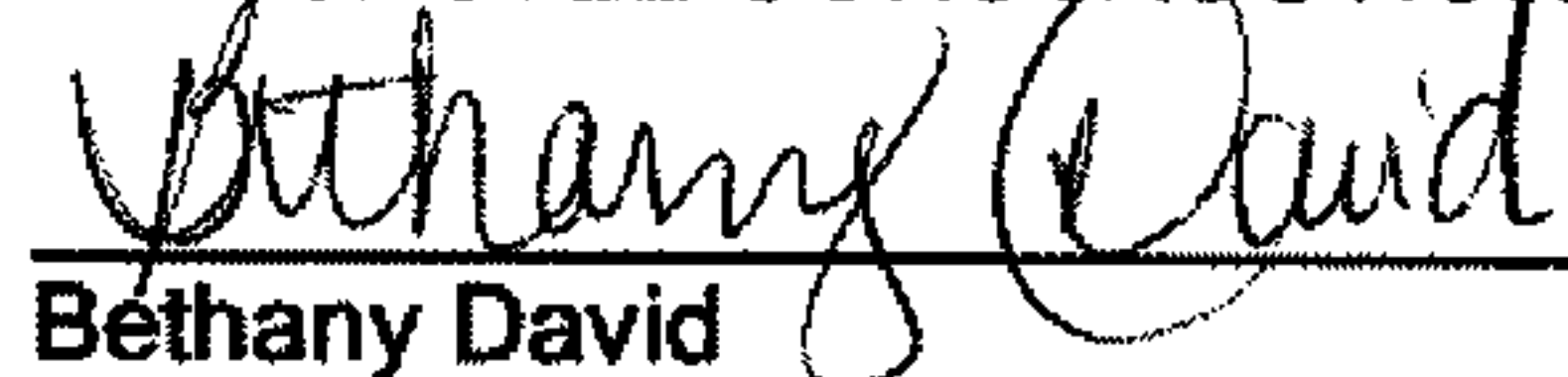
\$138,425.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD TO THE SAID Grantee, his, her or their heirs and assigns, forever.

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, I have hereunto set my hand and seal, this the 4th day of June, 2021.

NEWCASTLE CONSTRUCTION, INC.

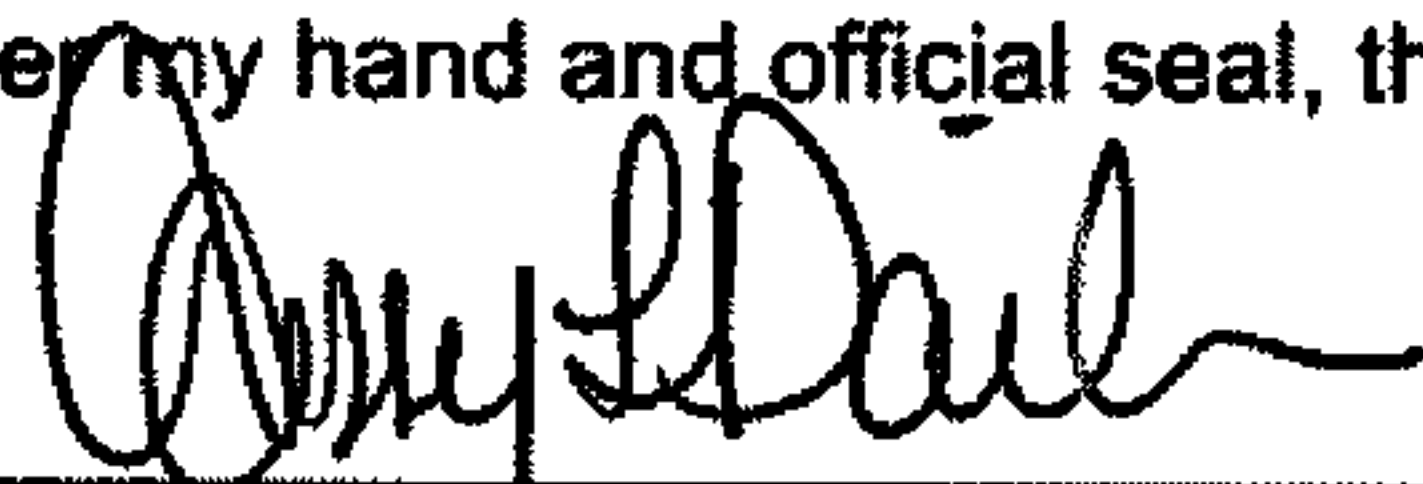


Bethany David
Secretary

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(s) as Secretary of Newcastle Construction, Inc. and whose name(s) is/are signed to the foregoing instrument, and who is/are 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 4th day of June, 2021.

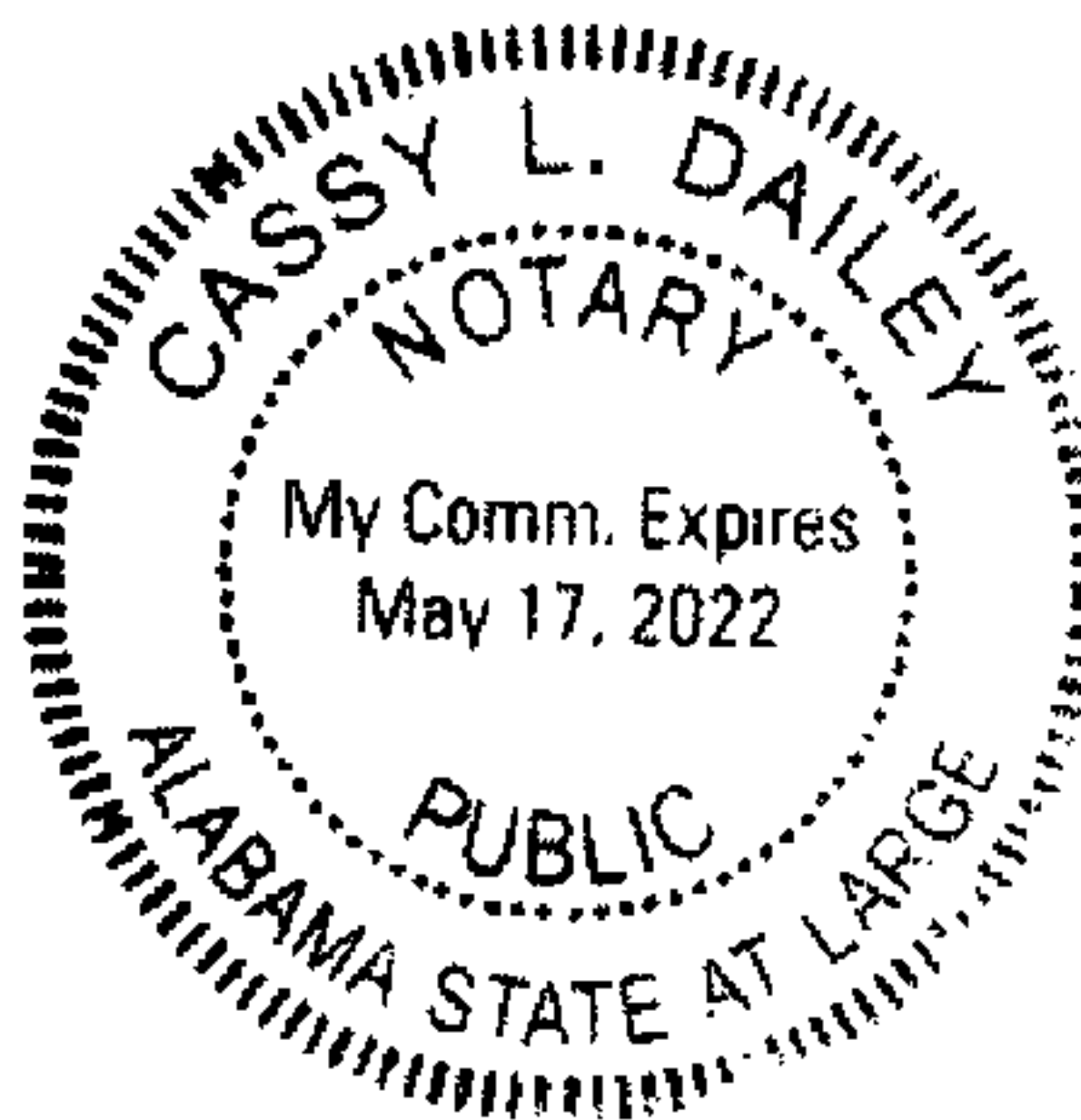


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Property Address: 712 Windmill Circle, Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2021 09:34:29 AM
\$205.00 JOANN
20210714000341550

