

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

Send Tax Notice To:  
Nicki Patterson  
Justin Little  
201 Henley Way  
Helena, AL 35080

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

State of Alabama  
County of Shelby

That in consideration of Four Hundred Ninety Eight Thousand Seven Hundred Sixty Three Dollars and No Cents (\$498,763.00) 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 Nicki Patterson and Justin Little, whose mailing address is 201 Henley Way, 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 43, according to the Survey of Henley Subdivision, Sector 1, as recorded in Map Book 52, Page 89, in the Probate Office of Shelby County, Alabama.

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

\$423,949.00 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 4th day of March, 2022.

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.

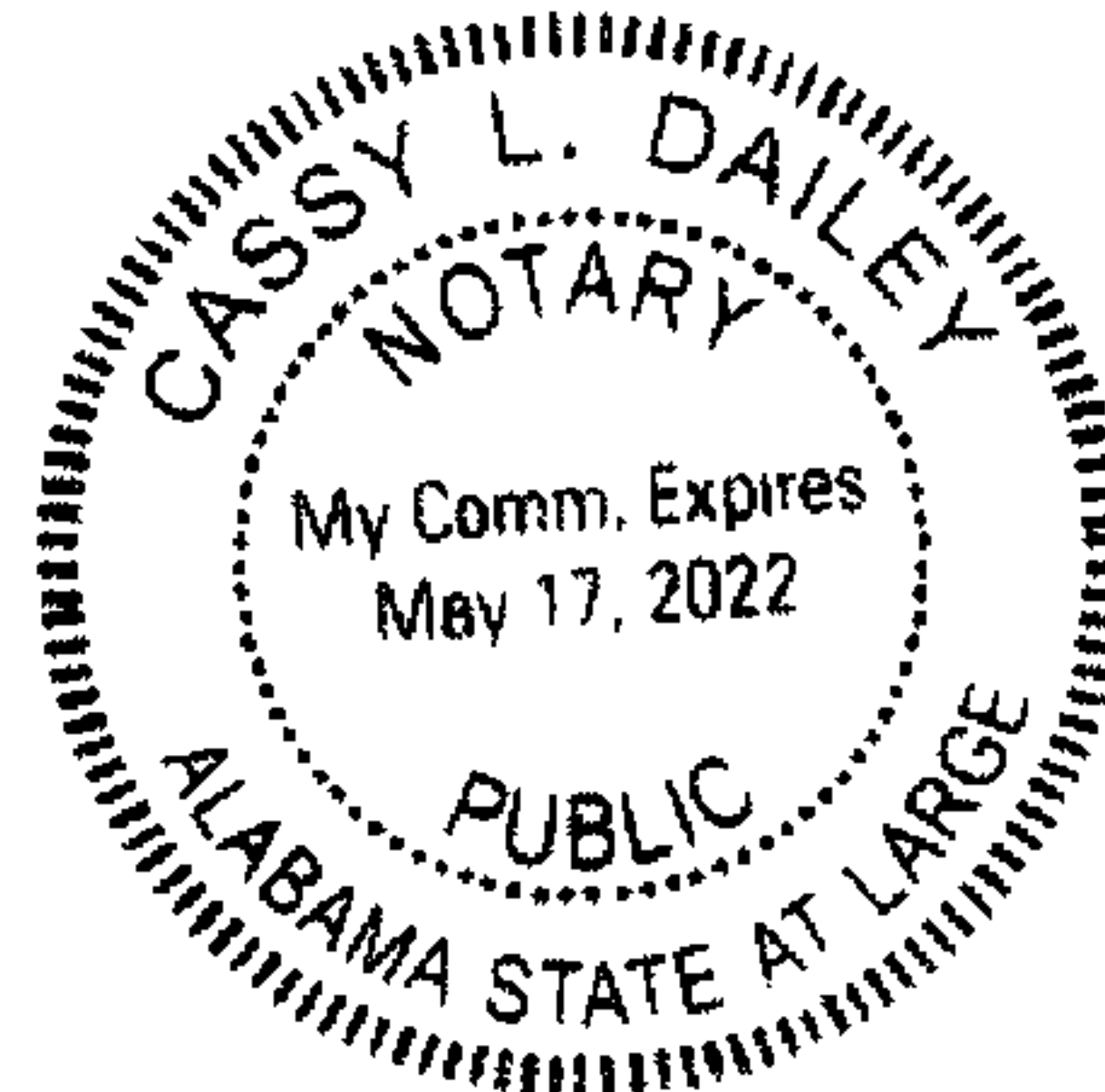
Given under my hand and official seal, this the 4th day of March, 2022.

  
Notary Public, State of Alabama

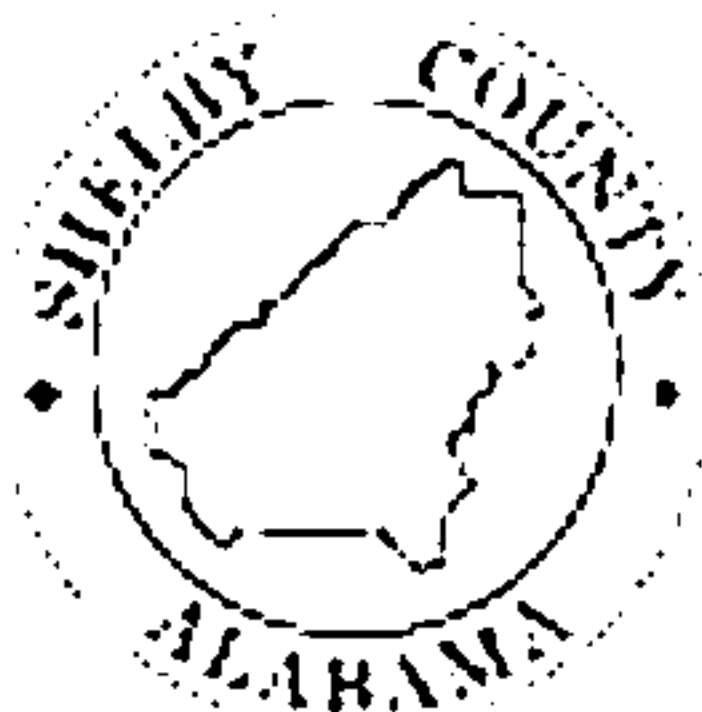
Printed Name of Notary

My Commission Expires:

5/17/22



Property Address: 201 Henley Way, Helena, AL 35080



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2022 08:00:17 AM  
\$100.00 JOANN  
20220316000107650

