

Send Tax Notice to:  
William Brian Lett and Evelyn  
Hannigan Lett  
305 Barimore Ct  
Helena, AL 35080

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-23-10819**

STATE OF ALABAMA  
COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED THOUSAND ONE HUNDRED FIFTEEN AND 00/100, \$500,115.00 and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Newcastle Construction, Inc., an Alabama Corporation (herein referred to as "Grantor", whether one or more)**, whose mailing address is  
121 Bishop Circle, Pelham, AL 35124

by **William Brian Lett and Evelyn Hannigan Lett, (herein referred to as "Grantee", whether one or more)**, whose mailing address is  
305 Barimore Ct, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of  
**305 Barimore Ct, Helena, AL 35080,**  
and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1<sup>ST</sup>, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$360,115.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 25 day of August, 2023.

Newcastle Construction, Inc., an Alabama Corporation

By: Bethany David  
Bethany David, Secretary

State of Alabama  
County of Shelby

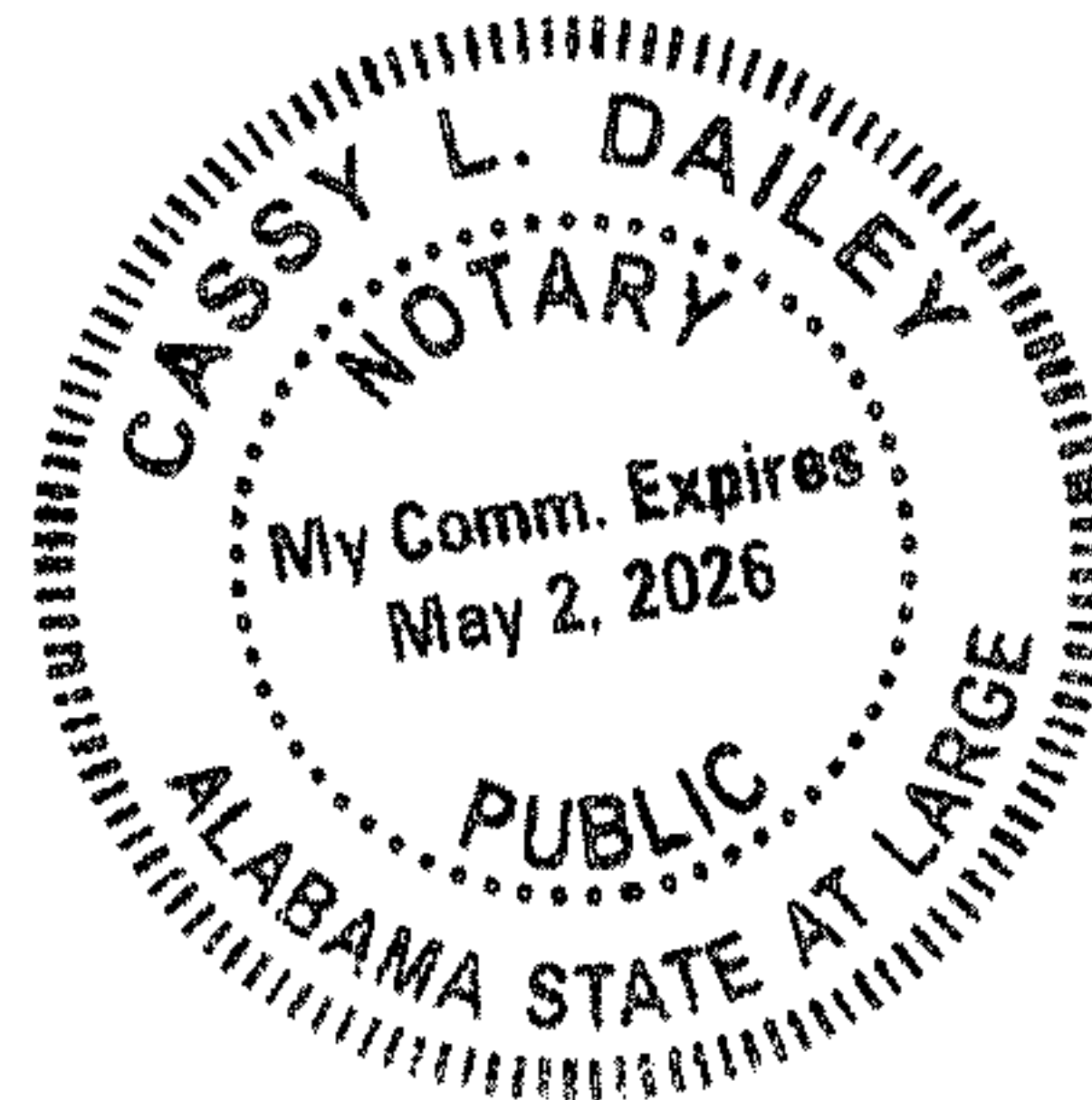
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bethany David, Secretary**, whose name(s) as **Secretary(s)** of **Newcastle Construction, Inc.**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Construction, Inc.**, on the day the same bears date.

Given under my hand and official seal this 25 day of August, 2023

Cassy L. Dailey  
Notary Public

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 102, according to the Final Plat of Barimore Phase 1, Sector 1, as recorded in Map Book 55, Page 93, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/13/2023 08:18:21 AM**  
**\$168.00 PAYGE**  
**20230913000275570**

*Allen S. Bayl*