


This instrument prepared by:  
Joshua S. Inman  
Inman & Associates LLC  
500 2<sup>nd</sup> Avenue South  
Clanton, AL 35045

  
20220706000267050 1/2 \$235.00  
Shelby Cnty Judge of Probate, AL  
07/06/2022 10:08:18 AM FILED/CERT

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Ten Thousand and no/100 (\$410,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Jonathan D. Rachels and wife Mary A. Rachels** (herein referred to as grantors), do grant, bargain, sell and convey unto **David Martin and Lillian Martin** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Chilton County, Alabama, to-wit:

Lot 3, according to the Survey of Key Place Farms, as recorded in Map Book 38, Page 17 in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$200,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

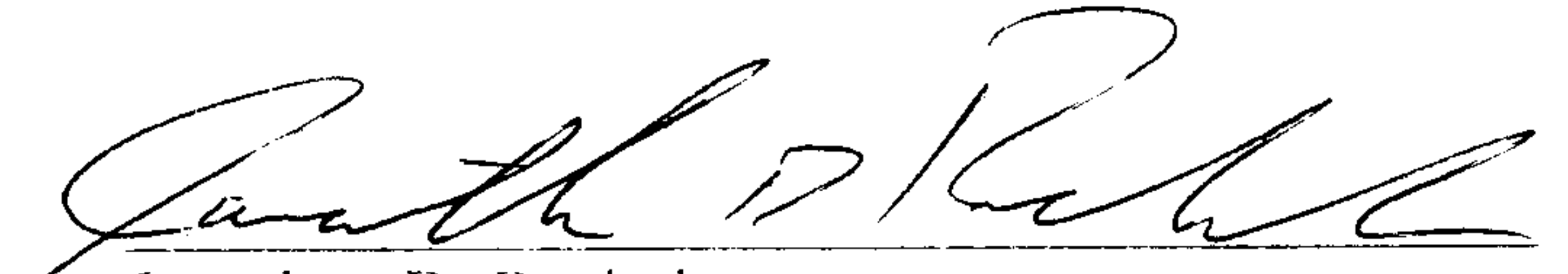
TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

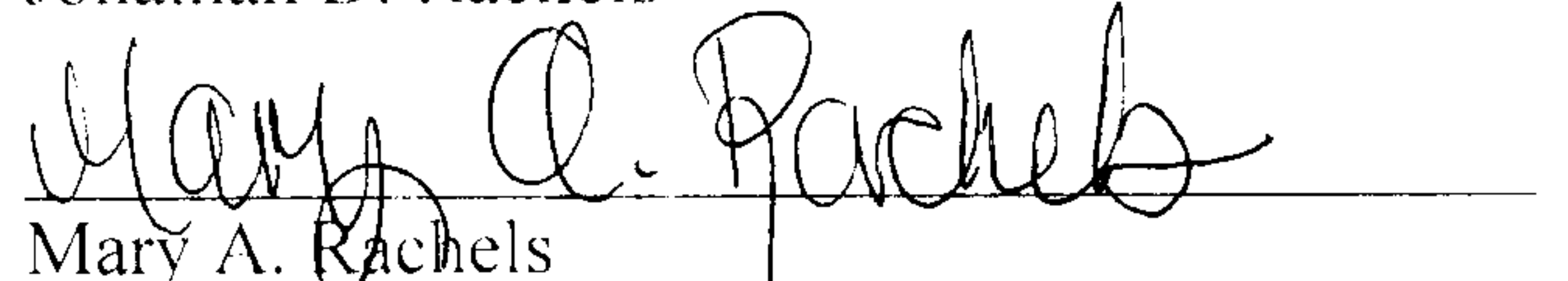
And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises: that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/06/2022  
State of Alabama  
Deed Tax: \$210.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the

8 day of June, 2022.

  
Jonathan D. Rachels

  
Mary A. Rachels

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan D. Rachels and Mary A. Rachels, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

~~Given under my hand and official seal, this the~~ 8<sup>th</sup> day of June, 2022.

JOSHUA STEPHEN INMAN  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES DEC 14, 2022

  
Notary Public

Address of Grantee:

5064 Hwy 20  
Calera, AL 35040

Address of Grantor:

5064 Hwy 20  
Calera AL 35040

Property Address:

5064 Highway 20  
Calera, AL 35040