

This Instrument was Prepared by:

Send Tax Notice To: Chase L Zeegers

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-23-29370

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

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rachel Jistine Leithman and Nicholas Andrew McIntosh, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chase L Zeegers**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lots 3 and 4, according to the Final Plat of Kingdom Mini Farms as recorded in Map Book 40, Page 137, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$119,900.00

~~\$8,000~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of September, 2023.

Rachel Leithman
Rachel Jistine Leithman

Nicholas McIntosh
Nicholas Andrew McIntosh

State of Texas

County of Tarrant

I, Joshua Donahue, a Notary Public in and for the said County in said State, hereby certify that Rachel Jistine Leithman and Nicholas Andrew McIntosh, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2023.

Joshua Donahue
Notary Public, State of Texas

My Commission Expires: 01-31-2026



