

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

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 Fifty Seven Thousand and no/100 (\$457,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Cameron W. Elkins and wife Bethany L. Chappell nka Bethany L. Elkins and Peggy M. Chappell a single person** (herein referred to as grantors), do grant, bargain, sell and convey unto **Megan Cantey and Jackson Richardson** (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 Shelby County, Alabama, to-wit:

Lot 13, According to the Survey of Helena Station, as recorded in Map Book 47, Page 36, 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.

\$448,722.00 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 22 day of December, 2023.

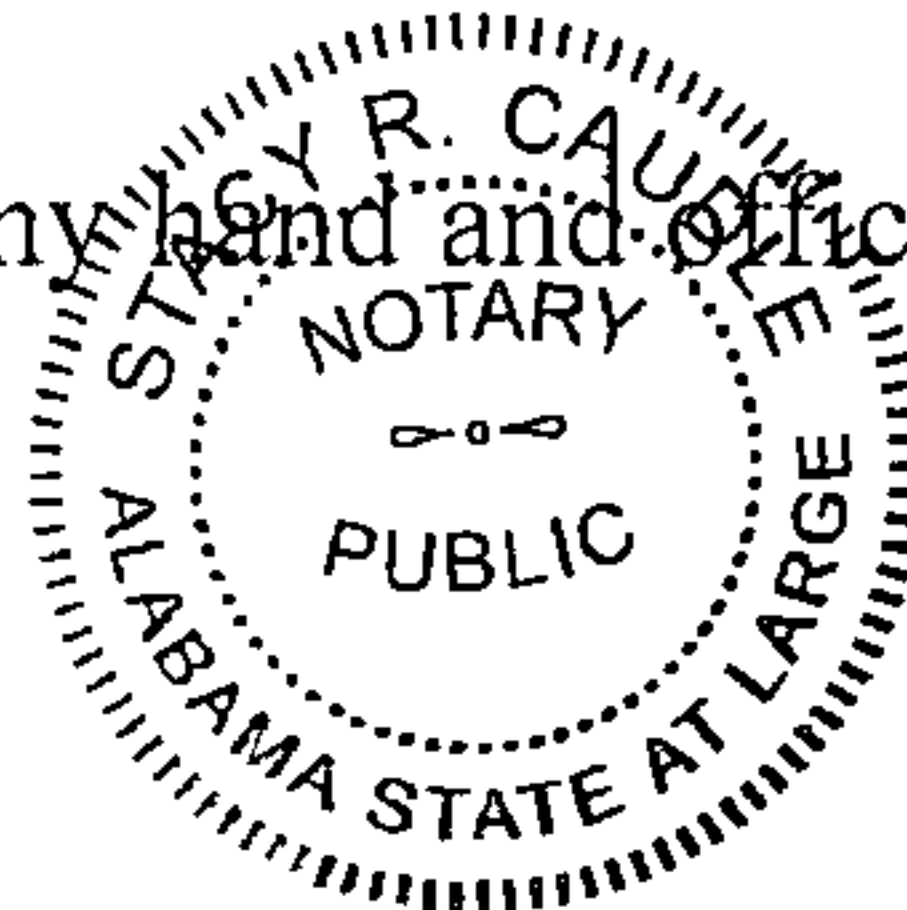
Cameron W. Elkins
Cameron W. Elkins
Bethany L. Chappell nka Bethany L. Elkins
Bethany L. Chappell nka Bethany L. Elkins
Peggy M. Chappell
Peggy M. Chappell

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cameron W. Elkins, Bethany L. Chappell and Peggy M. Chappell, 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 22 day of December, 2023.



Gregory R. Cauley
Notary Public
2.21.24

Address of Grantee:
930 Helena Station Rd
Helena, AL 35080

Address of Grantor:
932 Helena Station Ct
Helena, AL 35080

Property Address:
930 Helena Station Road
Helena, AL 35080