

95-187

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JASON L. INGRAM  
713 W. Riverchase Pkwy.  
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-35221

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED and 00/100 (\$174,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LADD G. GOODSON, III and TERESA A. GOODSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JASON L. INGRAM and DENISE W. INGRAM, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 31, and the following described part of Lot 30: Begin at the Northwestern corner of Lot 30, according to the Amended Map of Riverchase West as recorded in Map Book 6, page 100, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the Northerly line of said Lot 30 for a distance of 181.08 feet to the Northeast corner of said Lot 30; thence 67 degrees 52 minutes 46 seconds right and in a Southerly direction along the Easterly line of said Lot 30 for a distance of 6.73 feet; thence 114 degrees 04 minutes right in a Westerly direction for a distance of 183.72 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to the following:

1. Advalorem taxes for the year 1996 which constitute a lien, but which are not due and payable until October 1, 1996.  
Parcel I.D. No. #11-7-25-0-001-008
2. 20 foot building line as shown by recorded Map.
3. 10 foot Easement on Rear, as shown by recorded Map.
4. Restrictions appearing of record in Misc. 14, page 536, and Vol. 302, page 852 amended by Misc. 17, page 550 and Misc. 34, page 549, in the Probate Court of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Co., appearing of record in Misc. 14, page 460, Misc. 15, page 189 and Misc. 15, page 702, in the Probate Office of Shelby County, Alabama.
6. Right of Way to Alabama Power Company recorded in Vol. 299, page 485, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 28.30

\$157,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LADD G. GOODSON, III and TERESA A. GOODSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of December, 1995.



LADD G. GOODSON, III



TERESA A. GOODSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LADD G. GOODSON, III and TERESA A. GOODSON, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of December, 1995.

  
Notary Public

My commission expires: 2/17/96

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