

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by: Wallace, Ellis, Fowler, Head & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to:
Anthony Britt Cairo
7279 Hwy 61
Wilsonville, AL 35186

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of division of jointly owned real estate to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Mattie B. Ingram, an unmarried woman and James Walker Ingram, unmarried man (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Anthony Britt Cairo, (herein referred to as grantee, whether one or more), all of their interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(Mattie B. Ingram and Mattie F. Ingram is one and the same person.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 2013.

Mattie B. Ingram

By: Angela Peal, as Agent/Attorney in Fact

James Walker Ingram

James Walker Ingram

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela Peal, who as Agent/Attorney in Fact for Mattie B. Ingram, 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 she executed the same voluntarily on the day the same bears date and in her capacity as said Agent/Attorney in Fact.

Given under my hand and official seal this 11th day of Jaway, 2013

My Commission Expires: 9/2/15

Notary Public

Shelby County, AL 02/08/2013 State of Alabama

State of Alabama Deed Tax: \$114.00

(ACKNOWLEDGMENT ATTACHED)

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Walker Ingram, who 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 executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 1 th day of danuary, 2013.

My Commission Expires: 9/12/15 Notary Publ

VANTOM.

EXHIBIT "A" LEGAL DESCRIPTION

Parcel II

A parcel of land situated in the North One Half of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees, 42 minutes, 47 seconds West along the North line of said Section 14 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run South 55 degrees, 35 minutes, 14 seconds West for a distance of 48.46 feet to a 1 inch bolt found; thence run South 88 degrees, 45 minutes, 52 seconds West along a fence for a distance of 1005.05 feet to an iron pin set with SSI cap; thence run South 34 degrees, 36 minutes, 09 seconds East for a distance of 2361.16 feet to an iron pin set with SSI cap being on the Northwest Right-of-way line of Alabama State Highway #145; thence run South 43 degrees, 28 minutes, 26 seconds West along said Right-of-way line for distance of 334.63 feet to a point on a curve to the left having a central angle of 03 degrees, 31 minutes, 21 seconds, a radius of 3944.72 feet and a chord bearing of South 41 degrees, 44 minutes, 49 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said Right-of-way line for a distance of 242.51 feet to an iron pin set with SSI cap; thence run North 50 degrees, 47 minutes, 11 seconds West for a distance of 1676.82 feet to a 1 inch open top iron found locally excepted to be at the Southwest corner of the Northeast quarter of the Northwest Quarter of said Section 14; thence run North 00 degrees, 36 minutes, 21 seconds East along a fence for a distance of 1299.96 feet to a 2 inch open top iron found locally excepted to be at the Northwest corner of the Northeast quarter of the Northwest Quarter of said Section 14; thence run North 88 degrees, 45 minutes, 52 seconds East along a fence for a distance of 336.35 feet to the point of beginning; said parcel II containing 43.993 acres, more or less.

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Mattie B. Ingram & Mailing Address: 127 Bullet Lane Wilsonville, AL 35186 James Walker Ingram 7481 Hwy 61, South Wilsonville, AL 35186	Grantee's Name Anthony Britt Cairo Mailing Address: 7279 Hwy 61 Wilsonville, AL 35186
Property Address: Hwy 61 South, Wilsonville	e, AL Date of Sale $1/1/3$
	Total Purchase Price \$
	or Actual Value \$
The purchase price or actual value claimed or one) (Recordation of documentary evidence in	Assessor's Market Value \$\frac{113,778.66}{113,000} n this form can be verified in the following documentary evidence: (check is not required)
Bill of SaleSales ContractClosing Statement	AppraisalX_Other – Property Tax Assessment Records
If the conveyance document presented for reconfidered of this form is not required.	cordation contains all of the required information referenced above, the filing
	Instructions e of the person or persons conveying interest to property and their current mailing address.
Property address - the physical address of the property by	e of the person or persons to whom interest to property is being conveyed. being conveyed, if available.
Date of Sale - the date on which interest to the property	
	chase of the property, both real and personal, being conveyed by the instrument offered for
	e value of the property, both real and personal, being conveyed by the instrument offered for ted by a licensed appraiser or the assessor's current market value.
•	ed, the current estimate of fair market value, excluding current use valuation, of the property as insibility of valuing property for property tax purposes will be used and the taxpayer will be (h).
·	e information contained in this document is true and accurate. I further understand that any false osition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
Date 1/11/17 x Sign	James Walker Therm (Grantor/Grantee/Owner/Agent) circle one
	James Waller Ingram
Unattested	(Verified by) 20130208000057260 4/4 \$135.00 Shelby Cnty Judge of Probate, AL

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