

(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
Mattie B. Ingram

Angela Peal
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.

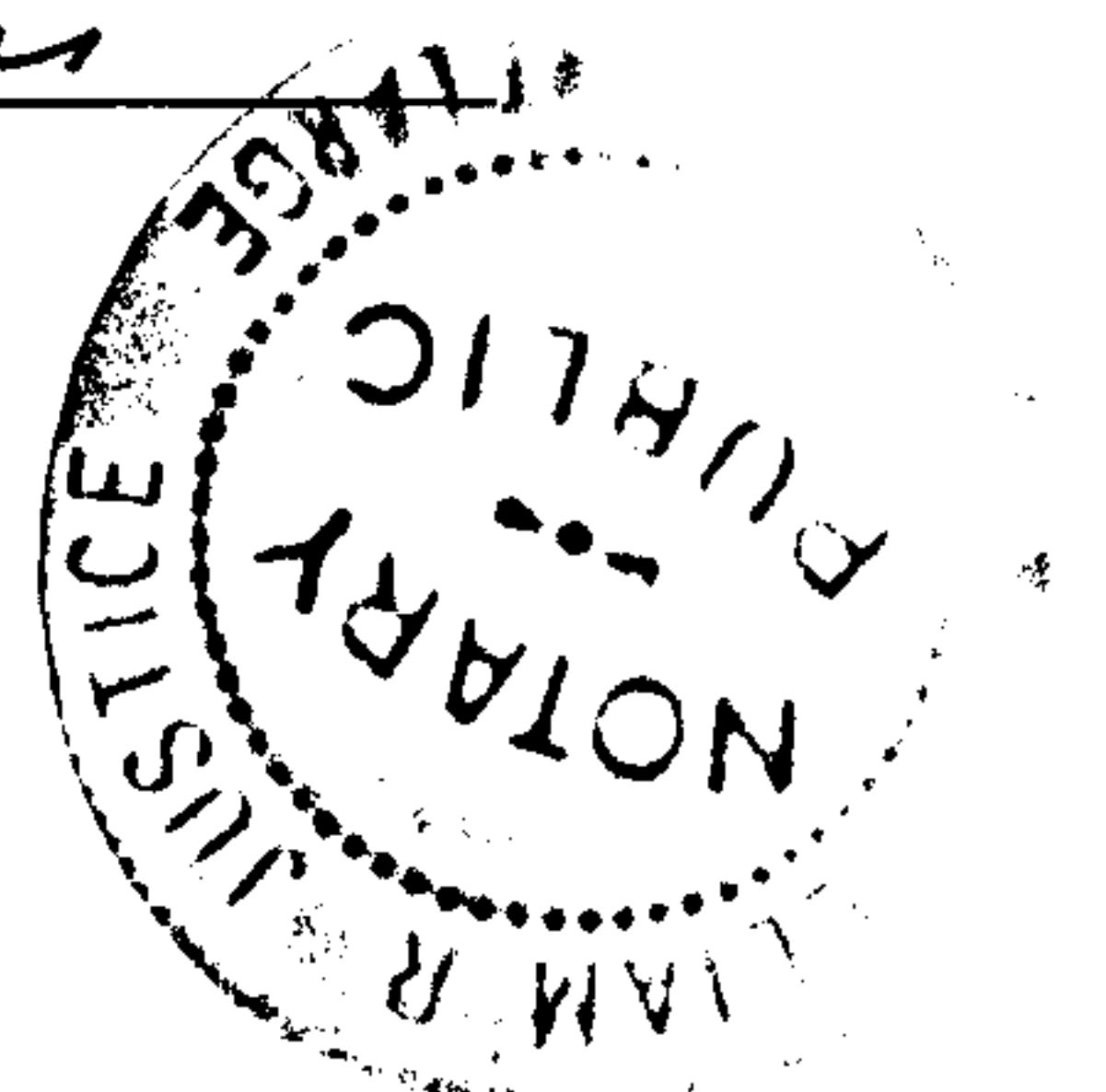
Given under my hand and official seal this 11th day of January, 2013.

My Commission Expires: 9/12/15

William R. Justice
Notary Public

(ACKNOWLEDGMENT ATTACHED)

Shelby County, AL 02/08/2013
State of Alabama
Deed Tax: \$114.00



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 11th day of January, 2013.

Mullen R Jentur
Notary Public

My Commission Expires: 9/12/15



20130208000057260 2/4 \$135.00
Shelby Cnty Judge of Probate, AL
02/08/2013 12:15:43 PM FILED/CERT

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.



20130208000057260 3/4 \$135.00
Shelby Cnty Judge of Probate, AL
02/08/2013 12:15:43 PM FILED/CERT

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

Grantee's Name Anthony Britt Cairo
Mailing Address: 7279 Hwy 61
Wilsonville, AL 35186

Date of Sale 1/11/13

or

or

☐ Appraisal
☒ Other – Property Tax Assessment Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Form RT-1