

This instrument was prepared without  
benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
7481 Hwy 61 South  
Wilsonville, AL 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the exchange of like kind property of equal value, the undersigned, Anthony Britt Cairo, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto James Walker Ingram (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter 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 at the POINT OF BEGINNING; thence run South, 34 degrees, 36 minutes, 09 seconds East for a distance of 1505.28 feet to an iron pin set with SSI cap; thence run South 86 degrees, 45 minutes, 49 seconds West for a distance of 1206.75 feet to a 1 inch open top iron found locally accepted 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 accepted 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 containing 22.820 acres, more or less.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

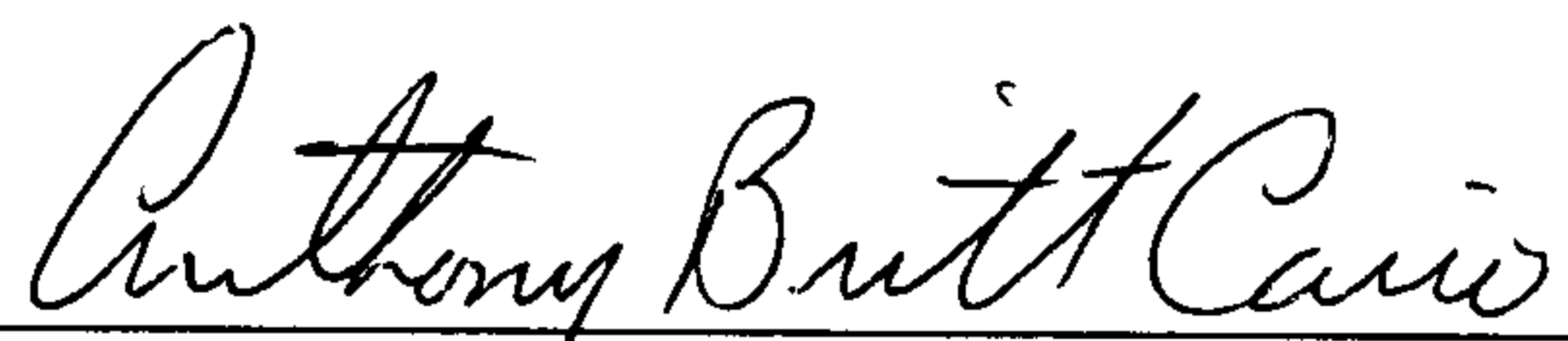
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

Shelby County, AL 08/10/2015  
State of Alabama  
Deed Tax: \$87.00

  
20150810000276760 1/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 01:12:50 PM FILED/CERT

administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

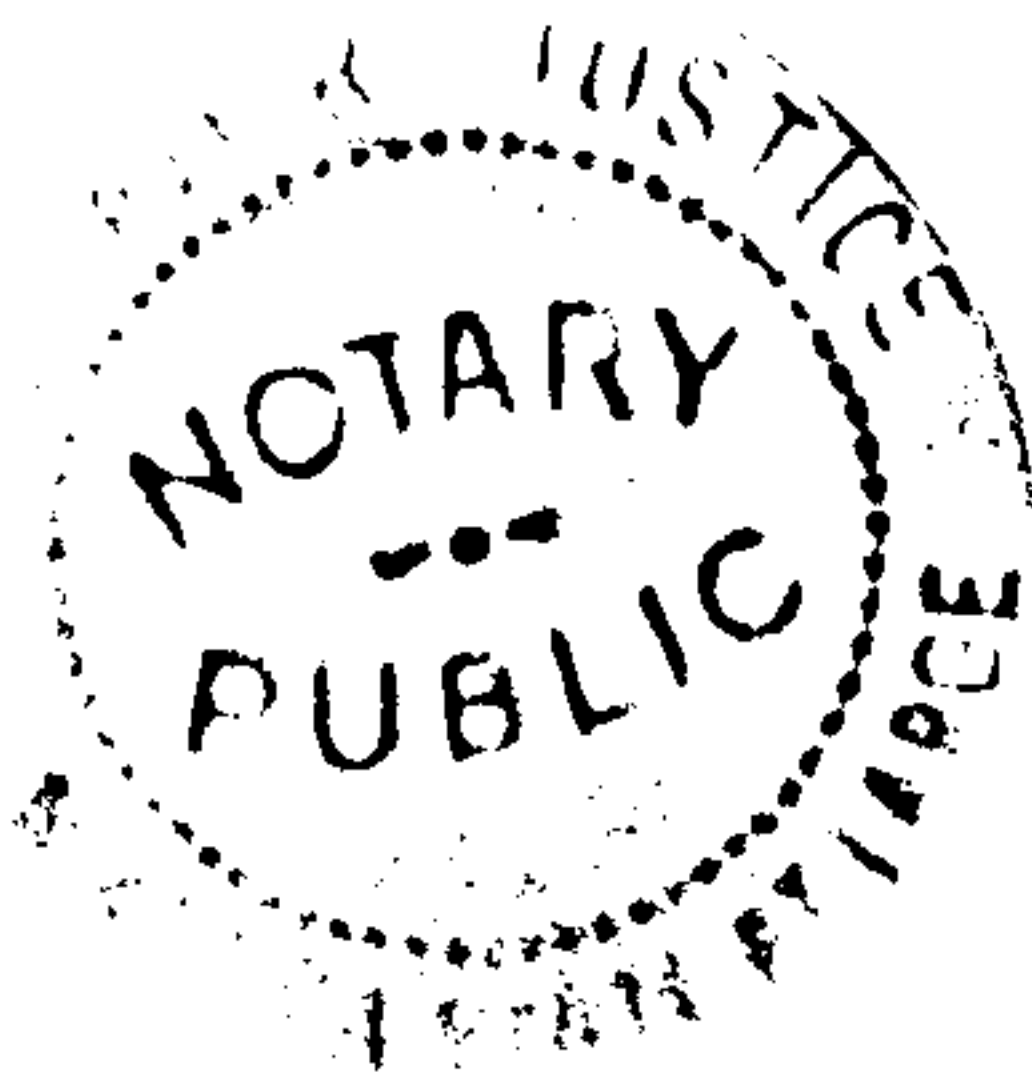
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 11<sup>th</sup> day of December, 2014.

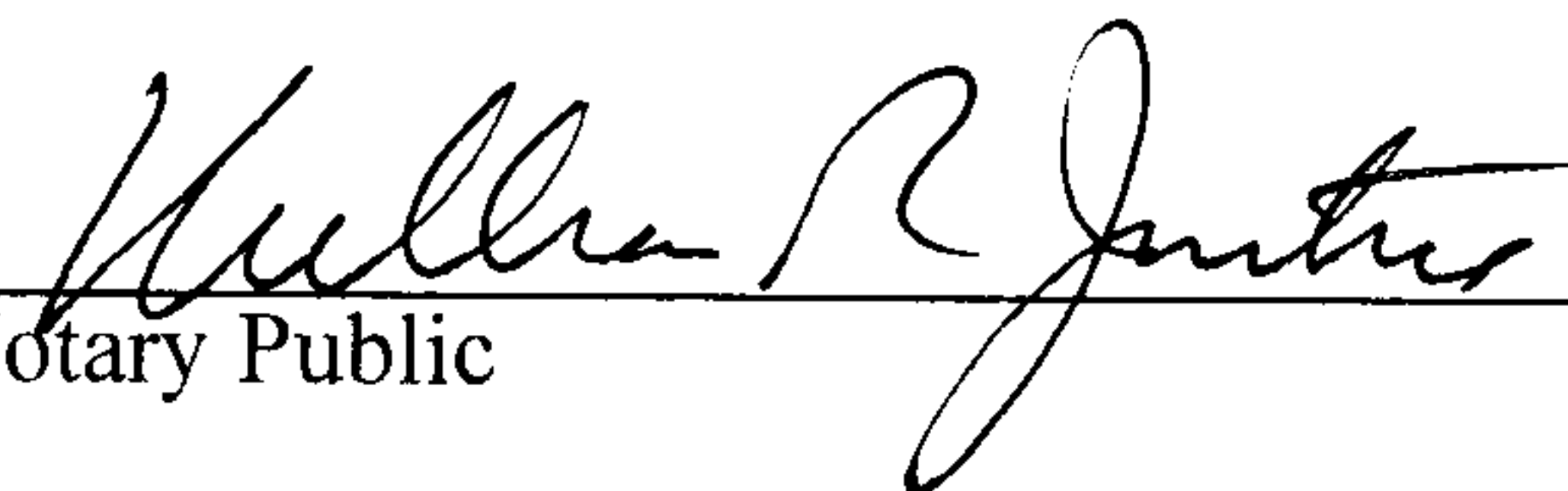
  
Anthony Britt Cairo


STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Britt Cairo, whose name 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 11<sup>th</sup> day of December, 2014.



  
Notary Public

  
20150810000276760 2/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 01:12:50 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Anthony Britt Catro  
Mailing Address 7279 Hwy 61 S  
Wilsonville, AL 35186


Grantee's Name James Wallen Ingram  
Mailing Address 7481 Hwy 61 S  
Wilsonville, AL 35186

Property Address Hwy 61 S  
Wilsonville, AL

Date of Sale 12-11-14  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 86,716

  
20150810000276760 3/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/10/2015 01:12:50 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-11-14

Print Anthony Britt Catro

☐ Unattested

Sign Anthony Britt Catro

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1