

(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:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Billy J. Lawley, Jr.
7757 Hwy 61
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand and no/100 Dollars (\$20,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Walker Ingram, an unmarried man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Billy J. Lawley, Jr., (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast 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 and also along the South line of said Section 11 for a distance of 789.02 feet to an iron pin set with SSI cap at Point of Beginning being on the Northwest Right-of-way line of Alabama State Highway #145; thence run thence run South 34 degrees, 08 minutes, 53 seconds West along said Right-of-way line for a distance of 418.22 feet to a rebar with SSI cap set; thence run North 48 degrees, 43 minutes, 24 seconds West for a distance of 503.77 feet to the North line of said Section 14 and also on the South line of said Section 11; thence run North 88 degrees, 42 minutes, 47 seconds East along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 613.52 feet to the Point of Beginning; said parcel containing 2.400 acres, more or less.

All of the above mention purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.

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 25th day of June, 2015.

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 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 25th day of June, 2015.

Nulla Carter
Notary Public

My Commission Expires: 9/12/15

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name James Walker Ingram
Mailing Address: 7481 Hwy 61
Wilsonville, AL 35186

Grantee's Name Billy J. Lawley, Jr.
Mailing Address: 7757 Hwy 61
Wilsonville, AL 35186

Property Address: Hwy 61 South, Wilsonville, AL

Date of Sale 6-25-15

Total Purchase Price \$ 20,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 - Deed

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 6-25-15

Sign James Walker Ingram
(Grantor/Grantee/Owner/Agent) circle one

Print James Walker Ingram

☐ Unattested

(Verified by)

