

20200113000018000
01/13/2020 03:17:07 PM
DEEDS 1/2

Send tax notice to:
Denniss and Janice Ingram
5501 Lakes Edge Dr
Hoover, AL 35242
BHM1901579

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Frances P. Williams, an unmarried woman**, whose mailing address is: **2825 Vestavia Forest Drive, Vestavia, AL 35216** (hereinafter referred to as "Grantors"), by **Denniss W. Ingram and Janice Ingram** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Amended Final Record Plat of Greystone Farms, Lake's Edge Sector, as recorded in Map Book 21, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

Frances P. Williams is the surviving grantee of that deed recorded in Instrument No. 2000-03610, in the Probate Office of Shelby County, Alabama; the other grantee William T. Williams, Jr., having died on or about the 11th day of December, 2012.

\$270,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Frances P. Williams have hereunto set their signature(s) and seal(s) on January 10, 2020.

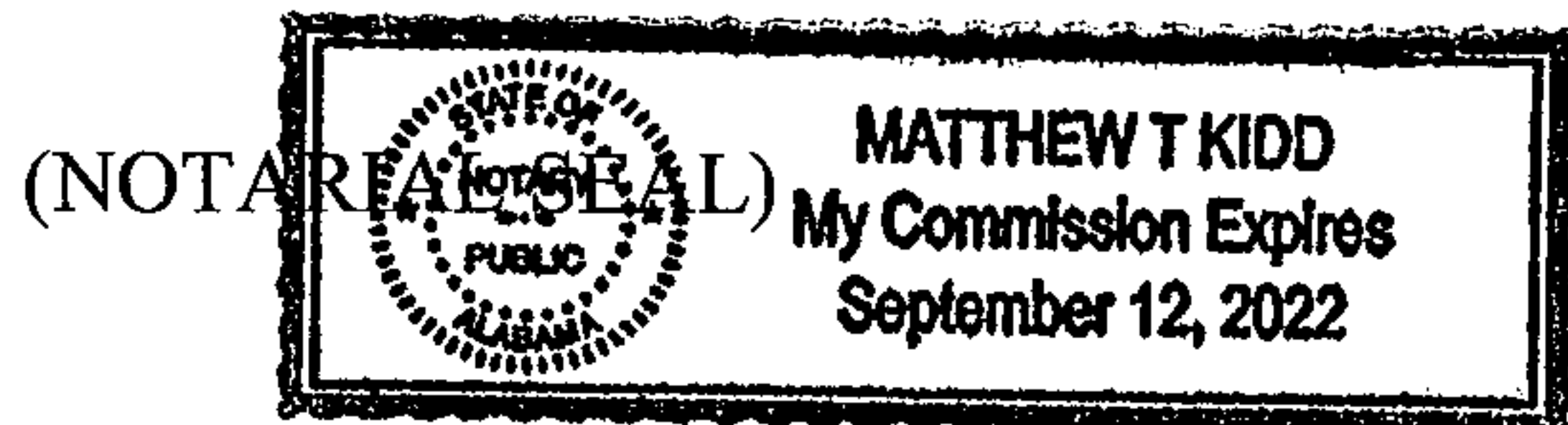
Frances P. Williams

Frances P. Williams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances P. Williams, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2020.



[Signature]

Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2020 03:17:07 PM
\$265.00 CHARITY
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Allen S. Bayl