

CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

Shelby

County

9556

Know All Men By These Presents.

That for and in consideration of Thirty Five Thousand and No/100 Dollars (\$35,000.00) to the undersigned grantor, Ralph Sanderson Realty Company, Inc. a corporation, in hand paid by Julian Kenneth Ingram and wife, Louise Griffin Ingram the receipt whereof is acknowledged, the said

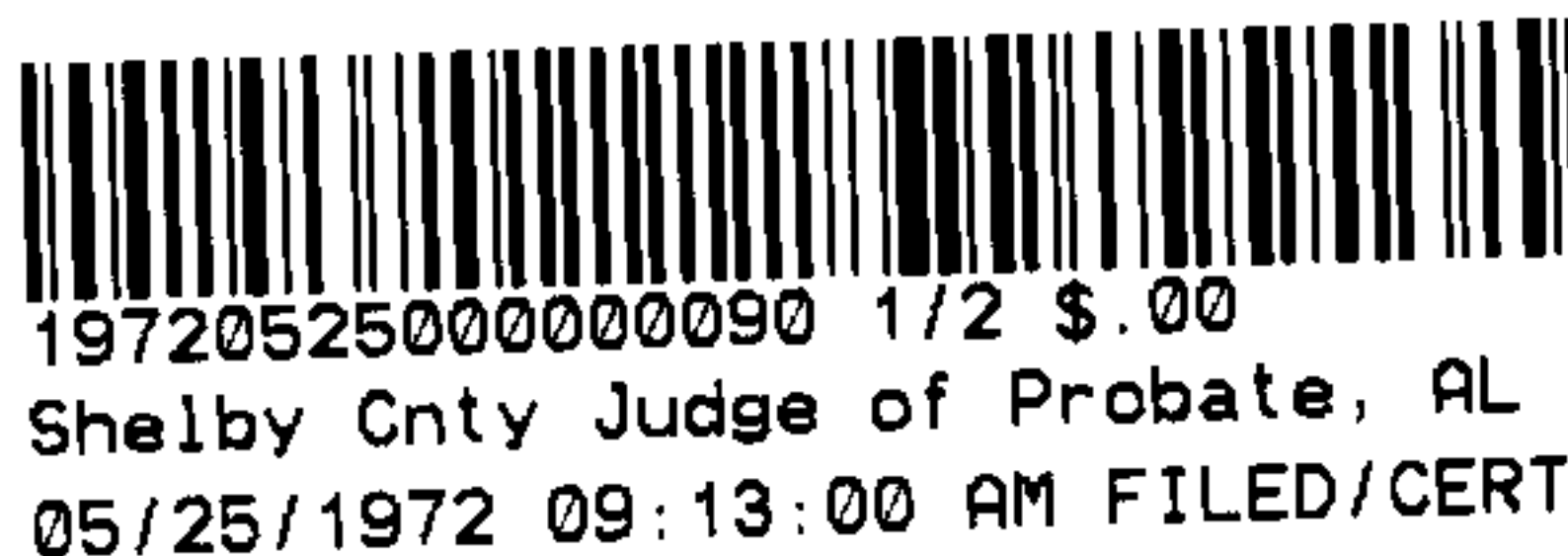
Ralph Sanderson Realty Company, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

Julian Kenneth Ingram and wife, Louise Griffin Ingram
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 19, Survey of Butte Woods Ranch Addition to Altadena Valley as recorded in the Office of the Judge of Probate of Shelby County in Map Book 5, Page 1.

Subject to easements and restrictions of record.
Subject to taxes for the year 1972.
Minerals and mining rights excepted.

\$28,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closing simultaneously herewith; deed to within described property delivered simultaneously herewith.



TO HAVE AND TO HOLD Unto the said Julian Kenneth Ingram and wife, Louise Griffin Ingram as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Ralph Sanderson Realty Company, Inc. does for itself, its successors and assigns, covenant with said Julian Kenneth Ingram and wife, Louise Griffin Ingram, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Julian Kenneth Ingram and wife, Louise Griffin Ingram, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Ralph Sanderson Realty Company, Inc. has hereunto set its
signature by Ralph Sanderson its President,
who is duly authorized, and has caused the same to be attested by its Secretary, on this 22nd day of May, 1972.

RALPH SANDERSON REALTY COMPANY, INC.

By Ralph Sanderson Vice President.

ATTEST:

Secretary.

BOOK 274 PAGE 434

State of Alabama

Jefferson

County

I, Margaret Sharp, a Notary Public in and for said county in said state, hereby certify that Ralph Sanderson whose name as President of the Ralph Sanderson Realty Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of May, 1972.

Margaret Sharp
Notary Public.

My Commission Expires Sept. 14, 1975

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1972 MAY 25 AM 5:13
REC'D & FILED AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

BOOK 274 PAGE 435

19720525000000090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/25/1972 09:13:00 AM FILED/CERT

RETURN TO: *2-23-14465*
CITY FEDERAL SAVINGS & LOAN ASSOCIATION

RALPH SANDERSON REALTY COMPANY, INC.

TO

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the..... day of..... 19..... at..... o'clock..... M, and was duly recorded in Volume..... of Deeds at page *7.00* 2.15, and examined.

Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA