

(Name) Randall L. Ingram and wife, Donna J. Ingram
(Address) P.O. Box 947
Calera, AL 35040

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law
(Address) P. O. Drawer D, Calera, Alabama 35040

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and No/100 (\$35,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles F. Maurice, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto

Randall L. Ingram and wife, Donna J. Ingram

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 8, according to Robert Pledger's Resurvey of a part of Blocks 262, 263 and 265, according to Dunstan's Map of the Town of Calera, Shelby County, Alabama, as recorded in Map Book 4, page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

The entire consideration recited above was paid from mortgage loans closed simultaneously herewith.

Charles F. Maurice is the surviving grantee in that certain deed recorded in Volume 190 of Deeds at page 104 in the Probate Office of Shelby County, Alabama, the other grantee, Louise C. Maurice having died on January 23, 1982.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seals, this 15th day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Charles F. Maurice (Seal)
Charles F. Maurice

Dec 1.50
Jud 1.00
2.50 1984 MAR 26 AM 9:01 (Seal)

445-522-524 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE } FILE DATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles F. Maurice, a widower 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 15th day of March, 1984

V. Wayne Causey
Notary Public

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