

329

THIS INSTRUMENT PREPARED BY:

S. Kent Stewart
Stewart & Associates, P.C.
2700 Highway 280 South, Second Floor
Birmingham, Alabama 35223

TAX ASSESSOR'S NOTE: For assessment purposes
assess in name of grantees at:

3062 Old Stone Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS That in consideration of (\$ 139,000.00)
to the undersigned grantor(s), Meredith Lyemance, a single man in
hand paid by James D. Ingram and wife, Laura P. Ingram (hereinafter
referred to as grantee(s) the receipt whereof is hereby acknowledged, the said grantor(s)
do hereby grant, bargain, sell and convey unto the said grantee(s) for and during their
joint lives as joint tenants and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, Block 1, according to the Survey of the Town of Adam Brown, Phase II as
recorded in Map Book 8, page 25 in the Probate Office of Shelby County, Alabama.

PART OF THE CONSIDERATION LISTED IS COVERED BY A PURCHASE MONEY MORTGAGE IN THE
AMOUNT OF \$111,200.00 FROM COLLATERAL MORTGAGE, LTD.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives as joint
tenants and upon the death of either of them, then to the survivor of them in fee simple,
and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we
are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances (except as above noted), that I (we) have a good right to sell and convey the
same aforesaid; that I (we) will and my (our) heirs, executors and administrators shall
warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever,
against the lawful claims of all persons.

WITNESS:

STATE OF ALA. SHELBY CO. SEAL
I CERTIFY THIS
INSTRUMENT WAS FILED SEAL

89 APR -6 AM 10:43

STATE OF ALABAMA
JUDGE OF PROBATE

COUNTY OF Jefferson)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State and in said County, hereby
certify that Meredith Lyemance, a single man whose name(s) are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day; that
being informed of the contents of the conveyance, the same was executed voluntarily on the
day the same bears date.

Given under my hand and official seal on this 31st day of March, 1989.

Lisa Anne Krusinski
Notary Public

My commission expires: 10-13-91

1. Deed Tax \$ 28.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 31.50

Cambridge Title