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SEND TAX NOTICE TO:

(Name) Michael Ingram & Betty P. Ingram
 County Road 270 (P.O. Box 162)
 (Address) Maylene, Alabama 35114

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) ----- DOLLARS

to the undersigned grantor, **First National Bank of Columbiana** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael Ingram and wife, Betty P. Ingram (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the point where the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, crosses the East line of the Birmingham-Montevallo Highway; thence South 10 deg. West along said East line 804.0 feet to the point of beginning; thence North 87 deg. East 265.0 feet; thence North 10 deg. East 155.0 feet; thence South 87 deg. West 265.0 feet; thence South 10 deg. West 155.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 98 page 258 in Probate Office.
 3. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 152 page 252 in Probate Office.
 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

583
386 PAGE
BOOK

All rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Martis Lee Warren to First National Bank of Columbiana as recorded in Real Volume 235 page 179 in the Probate Office of Shelby County, Alabama. Said foreclosure being evidenced by foreclosure deed to First National Bank of Columbiana dated May, 1991, recorded in Real 344 page 743 in the Probate Office of Shelby County, Alabama.

Michael Wayne Ingram and Michael Ingram are one and the same person.

\$15,750.00 paid from mortgage executed simultaneously herewith.

1. Deed Tax \$ 2.00
 2. Mig. Tax \$ 2.50
 3. Recording Fee \$ 2.50
 4. Indexing Fee \$ 2.00
 5. No Tax Fee \$ 1.00
 6. Certified Fee \$ 1.00
 Total \$ 8.50

1. DEED OF ALA. STATE
2. CERTIFY THIS
3. DOCUMENT WAS
4. FILED
5. 92 FEB 3 AM 10:56

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

IN WITNESS WHEREOF, the said GRANTOR, by its William R. Justice in house counsel who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 1992

ATTEST:

FIRST NATIONAL BANK OF COLUMBIANA

By William R. Justice
William R. Justice
In House Counsel

REMARK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that William R. Justice

a Notary Public in and for said County in said

whose name as in house counsel REMARK of First National Bank of Columbiana 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

31st

day of

January

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Peggy J. Letson