

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Kevin L. Ingram

name

940 Paradise Cove Lane

address

Wilsonville, Alabama 35186

1993-19884

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$157,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John F. Miller and wife, Kathy D. Miller

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin L. Ingram and wife, Leigh W. 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:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$141,300.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.00

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, we have hereunto set our hand(s) and seal(s), this 30th
day of June, 19 93.

John F. Miller (Seal)
Kathy D. Miller (Seal)
Kathy D. Miller (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
John F. Miller and wife, Kathy D. Miller
whose name they signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of June A.D., 1993

William H. Halbrooks
William H. Halbrooks

Notary Public

EXHIBIT "A"

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 East, thence run East along the North line of said 1/4-1/4 section a distance of 1578.14 feet; thence turn an angle of 98 degrees 51 minutes to the right and run a distance of 399.38 feet; thence turn an angle of 23 degrees 16 minutes to the left, and run a distance of 271.0 feet; thence turn an angle of 21 degrees 34 minutes to the left and run a distance of 12.0 feet; thence turn an angle of 93 degrees 30 minutes to the right and run a distance of 315.00 feet; thence turn an angle of 30 degrees 30 minutes to the left and run a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 30.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 123.00 feet to the point of beginning; thence continue in the same direction a distance of 110.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 309.34 feet; thence turn an angle of 63 degrees 06 minutes to the left and run a distance of 25.72 feet; thence turn an angle of 34 degrees 39 minutes 20 seconds to the left and run a distance of 98.60 feet; thence turn an angle of 94 degrees 13 minutes 30 seconds to the left and run a distance of 307.85 feet to the point of beginning. Situated in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

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