

(Name) Nancy J. Ingram & Thomas D. Ingram

This instrument was prepared by

(Address) _____

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged

James A. Jones and wife, Mattie R. Jones

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

Nancy J. Ingram and husband, Thomas D. 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:

A tract of land located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West being more particularly described as follows: Commence at the Southwest corner of said Section 1 and run in a Northerly direction along the West line of said Section a distance of 495.97 feet to the point of beginning of the property herein described; thence turn an angle to the right of 92 deg. 12 min. and run in an Easterly direction a distance of 878.39 feet to a point; thence run in a Northerly direction parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to a point; thence run in a Westerly direction, parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 878.39 feet, more or less to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to the point of beginning. Containing four (4) acres, more or less, and being situated in Shelby County, Alabama.

An easement or right of way 30' in width for purposes of ingress, egress, and utilities described as follows: Begin at the SW Corner of Section 1, Township 22 South, Range 3 West and run in a Northerly direction along the West line of said Section for a distance of 495.97 feet; thence turn an angle to the right of 92° 12' and run in an Easterly direction for a distance of 848.39 feet to the point of beginning of the herein described easement and right of way; thence continue to run in the same Easterly direction for a distance of 470 feet to a point on the East line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section; thence turn an angle to the right of 87° 46' 5" and run in a Southerly direction along the East line of said $\frac{1}{4}$ Section (continued on reverse side)

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 2nd

day of August, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Jones
James A. Jones (Seal)

Mattie R. Jones
Mattie R. Jones (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Jones and wife, Mattie R. Jones whose names are 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 2nd day of August, A. D., 19 93

6169 Hwy 16
Montevallo, AL 35115

Lawrence M. Jones Jr

Notary Public.

Inst # 1993-22695

for a distance of 30 feet; thence turn an angle to the right of 92° 13' 55" and run in a Westerly direction parallel with the South line of said $\frac{1}{4}$ Section for a distance of 470 feet; thence turn an angle to the right and run in a Northerly direction 30 feet to the point of beginning.

*M.P.J.
J.A.J.*

Inst # 1993-22695

08/02/1993-22695
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.