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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Robin Cody Crossland

(Address) 1920 St. Charles Dr.
Bham, Al. 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

P O Box 822

(Address) Columbiana, AL 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 THIRTY THREE THOUSAND AND NO/100----- (\$33,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROY BRITT INGRAM, JR., individually, ^{a married man} and as Executor of the Estate of Britt Ingram, Case#26-52
JAMES WALKER INGRAM, a single man
KAITE MAE INGRAM, a single woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBIN CODY CROSSLAND and wife, KRISTI HUFF CROSSLAND,

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

SHELBY

County, Alabama to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 11, Township 21
South, Range 1 East; thence run Easterly along the North line thereof for 832.06 feet
to a fence corner and the point of beginning; thence continue last described course
and along a fence for 1863.36 feet to a fence corner; thence 90 degrees 34 minutes 35
seconds right run Southerly along a fence for 1486.86 feet to the Northwesterly right
of way of Alabama State Highway #145; thence 34 degrees 38 minutes 12 seconds right
run Southwesterly along said right of way for 52.82 feet; thence 145 degrees 21
minutes 48 seconds right run Northerly for 303.18 feet; thence 69 degrees 08 minutes
08 seconds left run Northwesterly for 1301.77 feet; thence 29 degrees 08 minutes 08
seconds right run 972.12 feet to the point of beginning.
According to survey of Thomas E. Simmons, RLS #12945.
Situated in Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights
of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF ROY BRITT INGRAM, JR., OR
OF HIS SPOUSE.

05/19/1995-13253
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 19th

day of May, 19 95

~~WITNESSES~~

Roy Britt Ingram Jr. (Seal)
Roy Britt Ingram, Jr., as Executor of the
Estate of Britt Ingram, Case #26-52 (Seal)

Roy Britt Ingram Jr. (Seal)
Roy Britt Ingram, Jr.
James Walker Ingram (Seal)
James Walker Ingram
Kaite Mae Ingram (Seal)
Kaite Mae Ingram

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Roy Britt Ingram, Jr., James Walker Ingram, and Kaite Mae Ingram,
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 19th day of May, A.D., 19 95

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENT.

MY COMMISSION EXPIRES: 10/16/96

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared ROY BRITT INGRAM, JR., whose name as Executor of the Estate of Britt Ingram, 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, in his capacity as such Executor.

Given under my hand and official seal, this 19th day of May, 1995.


Notary Public

My commission expires: 10-16-96

Inst # 1995-13253

05/19/1995-13253
01:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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