

SEND TAX NOTICE TO:

(Name) James H. Ingram and Ethelene M. Ingram  
(Address) 10231 North Main Street  
Wilsonville, AL 35186

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1-3 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 THREE THOUSAND, EIGHT HUNDRED & NO/100 (\$3,800.00)

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

P. E. Gamble and wife, Ethel G. Gamble

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

James H. Ingram and wife, Ethelene M. 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 part of the W 1/2 of SW 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, described as follows: Begin at the Northwest corner of said W 1/2 of SW 1/4 of SW 1/4 and run South along West line of said 20 acre tract a distance of 420 feet; thence run Easterly and parallel with North line of said 20 acre tract 210 feet; thence run Northerly and parallel with West line of said 20 acre tract 420 feet to the North line of said 20 acre tract; thence run Westerly along the North line of said 20 acre tract 210 feet to the point of beginning.  
Situated in Shelby County, Alabama.

Also, all our right, title, and interest in and to an easement for a roadway furnishing egress and ingress to said property described as follows: Commence at the SW corner of said above described lot, and run thence Easterly along the South boundary of said lot 30 feet; thence turn an angle 90 deg. to the right and run thence South-erly to the North boundary of a driveway leading from the Wilsonville paved highway to the residence of Lumas Ward; thence Westerly along the North boundary of said Lumas Ward driveway to the West boundary of said quarter-quarter section; thence Northerly along the West boundary of said quarter-quarter section to point of beginning.

SUBJECT TO THE FOLLOWING:

- (1) Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996.
- (2) Permits to Alabama Power Company recorded in Deed Book 186, page 225, and Deed Book 195, page 326, in Probate Office of Shelby County, Alabama.

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 15<sup>th</sup>

day of December, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

P. E. Gamble

(P. E. Gamble)

Ethel G. Gamble

(Ethel G. Gamble)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

hereby certify that P. E. Gamble and wife, Ethel G. Gamble a Notary Public in and for said County, in said State,

whose name s 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 15<sup>th</sup>

day of

December

A.D., 19 95.

James E. Culver

Notary Public

Inst # 1996-00932

01/19/1996-00932

02:03 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCB

12.30