

SEND TAX NOTICE TO:

(Name) Bobby Wayne Ingram
1602 SPANISH TRACE DRIVE
(Address) SARASOTA, ALABAMA
36571

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles Kenneth Ingram, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bobby Wayne Ingram

(herein referred to as grantee, whether one or more), all of my right, title and interest in and to
the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the west boundary of said quarter-quarter section for a distance of 390.0 feet to the point of beginning. From this beginning point turn an angle of 101 degree 57 minutes to the right and proceed South 78 degrees 03 minutes East for a distance of 1034.05 feet to a point on the West right of way line of the Harpersville - Caldis Road; thence proceed Northeasterly along the Westerly right of way line of said road for a distance of 510.0 feet, more or less, to a point that is South 85 degrees 16 minutes East of and 1277.43 feet from; thence proceed North 85 degrees 16 minutes West for a distance of 1277.43 feet to a point on the west boundary of said quarter-quarter section; thence proceed South along the west boundary of said quarter-quarter section for a distance of 335.0 feet to a point of beginning. The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and contains 12.4 acres.

It is the intent of the grantor to convey to the grantee all of his right, title and interest in the hereinabove described property, including, but not being limited to, the life estate interest and remainder interest of the grantor as devised to him under the terms and provisions of the Will of his mother, Josephine Ingram, deceased, said Will being dated June 5, 1995.

It is the further intent of the grantor to convey to the grantee by this conveyance all of his right, title and interest in any other properties, real, personal or mixed, bequeathed and devised to him under the terms and provisions of the Will of his mother, Josephine Ingram, deceased, said Will being dated June 5, 1995.

It is the further intent of the grantor to convey to the grantee all of his right, title and interest in and to the hereinabove described property, as well as any other right, title and interest in any other properties, real, personal or mixed, owned by his mother, Josephine Ingram, at the time of her death.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

01/24/1996-02434
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 24th day of January, 1996.
C.K.I.

(Seal)
(Seal)
(Seal)

Charles Kenneth Ingram (Seal)
(Charles Kenneth Ingram)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Kenneth Ingram whose name 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.

Given under my hand and official seal this 24th day of January A. D. 1996.

C.K.I.

Lawrence M. Fowler Jr.
Notary Public.

Inst # 1996-02434

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00