

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Arthur Walter Ingram and wife Sylvia Ingram, of 315 16th Street, Calera, AL 35040, do grant, bargain, sell, and convey unto Sylvia Ingram of 315 16th Street, Calera, AL 35040, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 9 and 10, Block 87, according to J H Dunstan's Map of the Town of Calera, AL, which map is on file in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record in Deed Book 217, page 360 in the Probate Office of Shelby County, Alabama.

Subject to a mortgage in favor of the First National Bank of Columbiana executed 06 January 1977 and recorded January 11, 1977 at Mortgage Book 361, pages 447 and 448 of the Shelby County Probate Office.

This property forms the homestead of the grantors.

To have and to hold to the said grantee, her heirs and assigns forever.

We, Arthur Walter Ingram and wife Sylvia Ingram, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encum-

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brances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 31 January 1996.

Witness:

Jim Cain

Arthur Walter Ingram (Seal)
Arthur Walter Ingram

Sylvia Ingram (Seal)
Sylvia Ingram

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Arthur Walter Ingram and wife Sylvia Ingram, whose names are signed to the foregoing conveyance, and who are (made) 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 31 January 1996.

Jim Cain
Notary public
my commission expires: 3-28-99

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