

SEND TAX NOTICE TO:

(Name) H. D. Ingram, Jr.

(Address) P. O. Box 380037
Birmingham, AL 35238-0037

This instrument was prepared by

(Name) A. Eric Johnston, Attorney at Law

(Address) 2100-A Southbridge Parkway, Suite 376, Birmingham, AL 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

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

CHARLOTTE INGRAM, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
H. D. INGRAM, JR.

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference as though fully set out herein.

Subject to easements, restrictions, rights-of-way, mortgages, liens, unpaid taxes and other matters and encumbrances of record.

H. D. Ingram, Jr. and Houston D. Ingram, Jr. are one and the same person

Charlotte Ingram and Charlotte A. Ingram are one and the same person.

NO TITLE OPINION GIVEN

Inst # 1996-08319

03/14/1996-08319
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 136.00

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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 12 day of March, 1996.

.....(Seal) Charlotte Ingram (Seal)
Charlotte Ingram
.....(Seal)(Seal)
.....(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 Charlotte Ingram, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of MARCH, D., 19 96.

[Signature]
Notary Public.

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Part of the NE 1/4 of SE 1/4 of Section 31, Township 18 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows: Begin at the N.W. corner of said 1/4-1/4 Section and run North 88 deg. 20' East for a distance of 798 feet; thence run South 2 deg. 45' East a distance of 647.5 feet to the point of beginning of the tract herein described; from the point of beginning thus obtained run South 87 deg. 15' West for a distance of 266 feet; thence run South 2 deg. 45' East a distance of 323.6 feet; thence run North 87 deg. 15' East for a distance of 266 feet to a point on the West line of the tract described in deed to Nita Atha Templin recorded in Deed Book 122, Page 469, in the Probate Office of Shelby County, Alabama; thence run North 2 deg. 45' West along the West line of said Templin tract for a distance of 323.6 feet to the point of beginning.

Begin at NW Corner of NE-1/4 of SE-1/4, Section 31, Township 18, Range 1 West and run North 88 degrees and 20 minuts East 798.0 feet, thence South 2 degrees 45 minutes East 647.5 feet for point of beginning, thence North 87 degrees and 15 minutes West 266 feet, thence North 2 degrees and 45 minutes West 321 feet, thence North 87 degrees and 15 minutes East 266 feet; thence South 2 degrees and 45 minutes East 321 feet to point of beginning.

EXHIBIT "A"

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