

This Instrument Was Prepared By:
DICKERSON & MORSE
 Attorneys-at-Law
 1920 Valleydale Road
 Birmingham, Alabama 35244

STATE OF ALABAMA

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **EIGHTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$85,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Noah N. Davis and wife, Clara I. Davis**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **William J. Ingram and wife, Teresa L. Ingram**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Note: \$68,000.00 of the above purchase price is in the form of a Mortgage in favor of First Bank of Georgia executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 hands and seals on this the 23rd day of June, 1997.

Noah N. Davis
 Noah N. Davis
Clara I. Davis
 Clara I. Davis

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Noah N. Davis and wife, Clara I. Davis**, 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 the 23rd day of June, 1997.

Onnie D. Dickerson, III
 Onnie D. Dickerson, III
 Notary Public

My Commission Expires: 4/23/00

1997-20229
 06/30/1997-20229
 08:12 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 28.00

EXHIBIT "A"

A parcel of land in Shelby County, Alabama, particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 22 South, Range 4 West; proceed N 1° 43' 18" W along the east line of said 1/4-1/4 section 641.40 feet to the point of beginning; continue along said east line 658.82 feet to the easterly right-of-way of Shelby County Road 54; run S 71° 00' 11" W along said right-of-way 54.30 feet; continue along said right-of-way on a curve to the left having a radius of 856.74 feet, a central angle of 12° 37' 32" and an arc length of 190.77 feet; continue along said right-of-way on a curve to the left having a radius of 2,224.06 feet, a central angle of 7° 00' 32" and an arc length of 272.06 feet; run S 51° 22' 07" W along said right-of-way 39.68 feet; continue along said right-of-way on a curve to the left having a radius of 553.36 feet, a central angle 12° 38' 22", a chord bearing of S 45° 02' 56" W and an arc length of 122.07 feet; run S 55° 11' 39" E for 254.75 feet; run S 68° 31' 46" E for 401.41 feet to the point of beginning.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

June 23, 1997

Inst # 1997-20229

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