

This instrument was prepared by:

Grantee's address:
7481 Hwy 61
Wilsonville, AL 35186

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Katie Mae Ingram, a widow (herein referred to as GRANTOR) do grant, bargain, sell and convey unto James Walker Ingram (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

My life estate in and to the SE $\frac{1}{4}$ of Section 11, Township 21 South, Range 1 East, lying NW of Shelby County Highway No. 61, **less and except** that portion previously conveyed to Robin Cody Crossland and wife, Kristi Huff Crossland, by deed recorded as Instrument No. 1995-13253; and to Jerry W. Huff and wife, Martha L. Huff, by deed recorded as Instrument No. 1995-13254, in the Probate Office of Shelby County, Alabama.

Also, my life estate in and to the land described as beginning at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 East, and run East along the North line of said Section 14 to the NW right of way line of Shelby County Highway No. 61; then turn right and run Southwest along said right of way line to the West line of Bulley Creek; then turn left and run along said West line to Lay Lake; then turn right and run in a generally Southwesterly and Westerly direction along Lay Lake to the South line of the N $\frac{1}{2}$ of said Section 14; then turn right and run West along the South line of the N $\frac{1}{2}$ of said Section 14 to the SE corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 14; then turn right and run North along the East line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 14 to the point of beginning, **less and except** those portions previously conveyed to John Hanger and wife, Louise Hanger, by deed recorded in Real Book 200 page 518 and by deed recorded as Instrument No. 1997-12944; to Martha Ann Whitfield by deed recorded in Real Book 200 page 830; and to Roy Britt Ingram, Jr. and wife, Mattie B. Ingram, by deed recorded in Real Book 216 page 731, in the Probate Office of Shelby County, Alabama.

It is my intention to convey my life estate reserved in deeds

08/28/1997-27625
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Inst # 1997-27625

recorded in Real Book 346 page 422 and Real Book 346 page 423 in the Probate Office of Shelby County, Alabama, and given to me by the will of Roy Britt Ingram, Sr., less those portions of said lands conveyed to others subsequent to said deeds.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of August, 1997.

Katie Mae Ingram
Katie Mae Ingram

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, said State, hereby certify that Katie Mae Ingram, a widow, 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 the 26th day of August, 1997.

William R. Justen
Notary Public



1997-27625
12/28/1997-27625
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