

99861-8661 Inst # 1998-19868

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Quinton B. Chapman
315 16th Street
Calera, Alabama 35040

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Seven Thousand Eight Hundred Seventy and 00/100 (\$87,870.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Arthur Walter Ingram, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Quinton B. Chapman, a married man**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 9, and 10, Block 87, according to J.H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. NOTE: Said map is unrecorded and is unavailable for recordation.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. \$70,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 29th day of May, 1998.


Arthur Walter Ingram

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Arthur Walter Ingram**, a single individual 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 instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of May, 1998.


NOTARY PUBLIC

My Commission Expires: 3/31/99

06/01/1998-19868
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 26.50