

This Instrument was prepared by:
(Name) Rodger D. Bass, Attorney at Law
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to: Wallace Edward Ingram
257 Cypress Lane
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ONE AND 00/100-----DOLLARS (\$1.00) and pursuant to that certain Final Judgment of Divorce, Case Number DR 2000-725

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Wallace Edward Ingram, an unmarried man and Tammy D. Ingram, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wallace Edward Ingram, an unmarried man

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT "A"

Inst # 2001-03815

02/02/2001-03815
02:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HMB 14.50

TO HAVE AND TO HOLD to the said GRANTEES in fee simple.

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, we have hereto set our hand(s) and seal(s) this 1st day of February, 2001.

WITNESS:

_____(Seal) Wallace E. Ingram (Seal)
Wallace Edward Ingram
_____(Seal) Tammy D. Ingram (Seal)
Tammy D. Ingram

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Wallace Edward Ingram, an unmarried man and Tammy D. Ingram, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2001.

James W. Dickett
NOTARY PUBLIC
My commission expires: 1/4/05

Exhibit "A"

The East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West along the North $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ line 329.10 feet; thence turn left 88 deg. 50 min. 33 sec. and run South 665.37 feet; thence turn left 91 deg. 22 min. 15 sec. and run East 326.90 feet along the South line of said Section 12; thence turn left 88 deg. 26 min. 12 sec. and run North 664.20 feet to the point of beginning.

ALSO a right of way for ingress, egress and utilities, 12 feet wide, 6 feet on each side of the following described center; Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama; thence run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section 329.10 feet; thence turn left 88 deg. 50 min. 33 sec. and run South 198.87 feet to the point of beginning of said center line; thence turn right 75 deg. 01 min. 09 sec. and run West 129.35 feet; thence turn left 19 deg. 58 min. 03 sec. and run Southwest 101.90 feet; thence turn left 06 deg. 59 min. 39 sec. and run Southwest 152.29 feet; thence turn left 48 deg. 14 min. 56 sec. and run South 274.59 feet; thence turn right 88 deg. 49 min. 14 sec. and run West and parallel with the South line of said Section 12, a distance of 609.15 feet to a point on the East right of way of Shelby County Highway No. 10, and the end of said center line.

ALSO, a right of way for ingress and egress, 12 feet wide, 6 feet on each side of the following described center line: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama; thence run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section 329.10 feet; thence turn left 88 deg. 50 min. 33 sec. and run South 198.87 feet to the point of beginning of said center line; thence turn right 75 deg. 01 min. 09 sec. and run West 129.35 feet; thence turn left 19 deg. 58 min. 03 sec. and run Southwest 101.90 feet; thence turn left 06 deg. 59 min. 39 sec. and run Southwest 152.29 feet; thence turn left 48 deg. 14 min. 56 sec. and run South 274.59 feet; thence turn right 88 deg. 49 min. 14 sec. and run West and parallel with the South line of said Section 12, a distance of 6.00 feet to a point on the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section and the end of said center line; being situated in Shelby County, Alabama.
Mineral and Mining rights excepted.

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