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This instrument was prepared by:

(Name) D. Isbell  
(Address) 36 20th Ave. N.W.  
B'ham, AL. 35215

Send Tax Notice to:

(Name) R & C Properties  
(Address) 500 Southland Dr.  
Suite 212  
Hoover, Ala. 35242

**WARRANTY DEED**

STATE OF ALABAMA  
Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Dollars And No/100..... DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
Jeffrey L. Ingram And Wife Donna R. Ingram  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Rudy James And Charles Poe

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A  
PART HEREOF.

Inst # 2001-53403

12/07/2001-53403  
03:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 34.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th  
day of November, 2001

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Jeffrey L. Ingram (Seal)

Donna R. Ingram (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson

County }

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Jeffrey L. Ingram And Wife Donna R. Ingram, whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 2001

Notary Public, State of Alabama  
My Commission Expires September 16, 2005

My Commission Expires:

Suzanne J. Isbell  
Notary Public

Exhibit "A"

A portion of land situated in the SW quarter of Section 11, Township 24, North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A: Begin at the point of intersection of the North right-of-way line of Shelby County road #4 and the West right of way line of U. S. Highway #31, thence run North 89 degrees 34 minutes 11 seconds West along said North right of way line a distance of 540.51 feet to a point of curve; said curve being to the right having a radius of 100.0 feet and an interior angle of 69 degrees 35 minutes 20 seconds; thence run Northwesterly along said right-of-way line an arc distance of 121.46 feet to the point of tangent; thence continue North 14 degrees 10 minutes 22 seconds West along said tangent a distance of 35.36 feet; thence run North 00 degrees 01 minutes 33 seconds East a distance of 550.0 feet; thence run North 88 degrees 22 minutes 18 seconds East a distance of 300.0 feet; thence run South 00 degrees 01 minutes 33 seconds West a distance of 360.80 feet; thence run North 89 degrees 33 minutes 28 seconds East a distance of 210.29 feet; thence run North 1 degree 21 minutes 15 seconds East a distance of 111.55 feet; thence run South 86 degrees 44 minutes 36 seconds East a distance of 122.30 feet to the West right-of-way line of U. S. Highway #31; thence run due South along said right-of-way line a distance of 409.46 feet to the point of beginning.

LESS AND EXCEPT ANY EASEMENTS OF RECORD.

According to Parcel A of the survey of Samuel J. Martin, Reg. L. S. NO. 12501 dated February 10, 1983 and Re-Flagged all Corners 8-26-87

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