



20031201000777420 Pg 1/1 13.50  
Shelby Cnty Judge of Probate, AL  
12/01/2003 10:45:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Virgil E. Ingram  
name

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

2045 Chandaway Drive  
address  
Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }  
}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED TWENTY THREE AND NO/100---  
-----DOLLARS (\$151,523.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Dixie Dene Borland and William H. Borland, III

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Virgil E. Ingram

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,  
to-wit:

Lot 179, according to the Survey of Chandalar South Fourth Sector, as recorded  
in Map Book 6, Page 69, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2004.

Subject to restrictions or covenants; 60 foot building line; 10 foot easement  
on Northwest and Southwest; right of way to Pelham; right of way to Alabama  
Power Company; and, agreement with Alabama Power Company, of record.

Grantors make no warranty of title to coal, oil, gas and other mineral  
interests in, to or under subject property.

The grantor, Dixie Dene Borland, is a single woman.

The grantor, William H. Borland, III, is a married man but subject property is  
not the homestead of the grantor nor his spouse.

\$ 149,181.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 21st  
day of November, 2003

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

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

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

Dixie Dene Borland (Seal)  
Dixie Dene Borland

William H. Borland, III (Seal)  
William H. Borland, III

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

STATE OF ALABAMA

Jefferson COUNTY }  
}

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Dixie Dene Borland and William H. Borland, III

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 they executed the same voluntarily  
on the day the same bears date.

Given under my hands and official seal this 21st day of November A.D., 2003

Larry L. Halcomb  
Notary Public

My Commission Expires January 23, 2006