

(Name) Tommy and Nancy J. Ingram

(Address) 6201 Hwy. 16  
Montevallo, AL 35115

(Name) Richard Duell

(Address) 4320 Eagle Point Pkway  
Birmingham, Al. 35242

Form 1-1.5 Rev. 5/82

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA**

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty-nine thousand two hundred fifty and no/100 (\$29,250.00) DOLLARS

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

Sandra Irene Jones Morris and Nancy Anita Jones Ingram as Co-Executrixes of the Estate of  
Mattie R. Jones, deceased as set forth in Order Approving Private Sale under Probate Case  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Nancy J. Ingram and Tommy Ingram  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.



20050126000038960 Pg 1/3 46.50  
Shelby Cnty Judge of Probate,AL  
01/26/2005 08:12:00 FILED/CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hereunto set our hand(s) and seal(s), this 21

day of January, 2005, \_\_\_\_\_.

WITNESS:

WITNESS:

Sandra Irene Jones Morris (Seal)  
SANDRA IRENE JONES MORRIS Co-Executrix of  
the Estate of Mattie R. Jones, deceased  
as set forth in Order Approving Private Sale  
in Probate Case #PR-2003-000586 (Seal)

Nancy Anita Jones Ingram (Seal)  
NANCY ANITA JONES INGRAM as Co-Executrix of  
the Estate of Mattie R. Jones, deceased  
as set forth in Order Approving Private Sale  
in Probate Case #PR-2003-000586 (Seal)

COUNTY                     

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that \_\_\_\_\_  
whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., \_\_\_\_\_  
My commission expires: \_\_\_\_\_

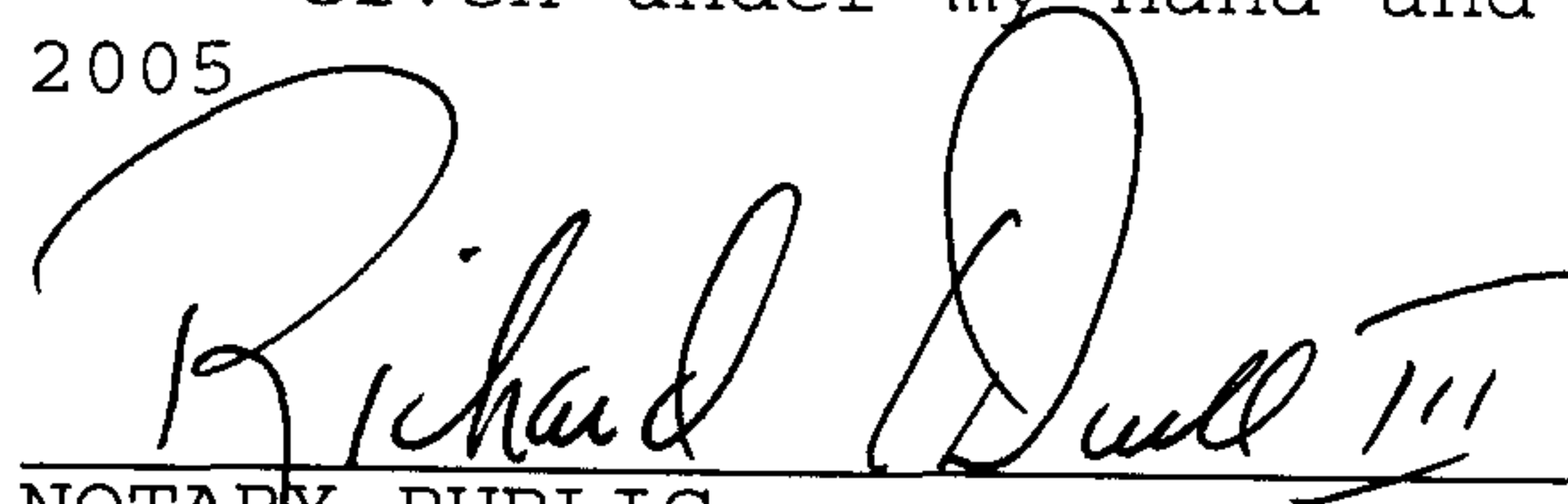
## EXHIBIT A

Commence at the Southwest quarter of the Southwest quarter of Section 1, Township 22 South, Range 3 West, thence run North 00 degrees 00 minutes 00 seconds West for a distance of 289.47 feet to the point of beginning; thence run North 00 degrees 00 minutes 00 seconds East for a distance of 206.35 feet; thence run South 88 degrees 09 minutes 52 seconds East for a distance of 1274.63 feet; thence run South 00 degrees 24 minutes 35 seconds East for a distance of 53.26 feet; thence run North 84 degrees 48 minutes 09 seconds West for a distance of 644.38 feet; thence run South 07 degrees 18 minutes 40 seconds West for a distance of 162.98 feet; thence run South 89 degrees 09 minutes 32 seconds West for a distance of 611.96 feet to a point of beginning.

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Sandra Irene Jones Morris and Nancy Anita Jones Ingram, as Co-Executrixes of the Estate of Mattie R. Jones, deceased, as set forth in Order Approving Private Sale in Probate Case PR-2003-000586 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 in their capacity as Co-Executrixes of the Estate of Mattie R. Jones, deceased executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of January, 2005

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-05