

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
5608 Hwy 17
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$201,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **WILLIAM JAY STUMAN AND TANA LYNN STUMAN, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GARY LYNN INGRAM, MARSHA INGRAM AND BARBARA INGRAM** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, run westerly along the south boundary line of said 1/4 1/4 section for 105.0 feet to a point on the west right of way line of Shelby County Road No. 17 for the point of beginning of the land herein described; thence continue westerly along the south boundary line of said 1/4 1/4 section for 330.0 feet; thence turn 81 deg. 48' to the right and run northwesterly 170.0 feet; thence turn 98 deg 12' to the right and run easterly 330.0 feet, more or less, to a point on the west r.o.w. line of said county road; thence turn 81 deg 48' to the right and run southeasterly along the west right of way line of said road 170.0 feet to the point of beginning.

Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record.

\$30,000.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 created is severed or terminated during the joint lives of the grantees herein) in the event two grantees herein survives a third grantee, the entire interest in fee simple shall pass to the two surviving grantees, also with rights of survivorship between these two surviving grantees; in the event one grantee survives the other two grantees, the entire interest in fee simple shall pass to the such surviving grantee; and to the heirs and assigns of such survivor grantee, who shall take as tenants in common.

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, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/08/2006
State of Alabama

Deed Tax: \$172.00



20060308000108980 2/2 \$186.00
Shelby Cnty Judge of Probate, AL
03/08/2006 12:07:29PM FILED/CERT

28 In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of February, 2006.

William Jay Stuman (SEAL)
William Jay Stuman

Tana Lynn Stuman (SEAL)
Tana Lynn Stuman

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **WILLIAM JAY STUMAN AND TANA LYNN STUMAN, HUSBAND AND WIFE**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2006.

H. W. C.
Notary Public

