

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Clifford Ingram and Kristy Ingram
111 Chestnut Forest Circle
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Seventy five thousand and no/100 (\$75,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Samual P. George and Rebecca G. George, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Clifford Ingram and Kristy Ingram** (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.

Subject to mineral and mining rights if not owned by Grantor.

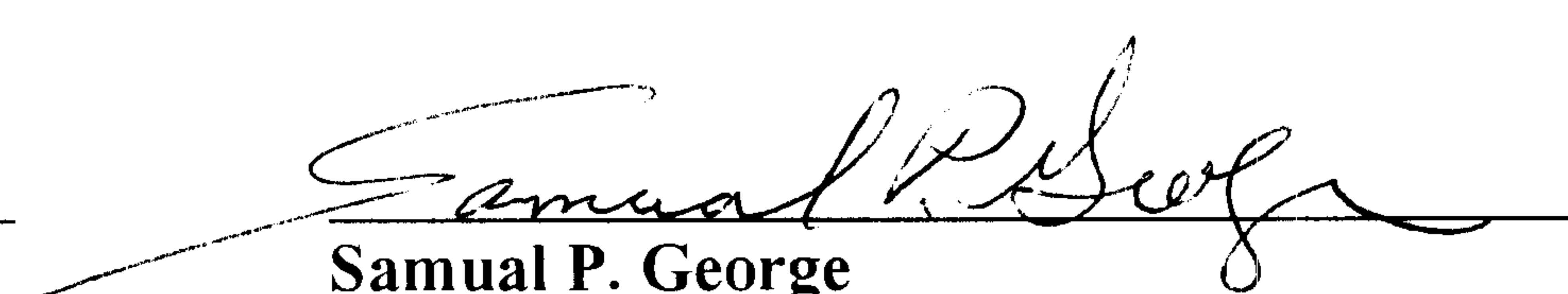
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

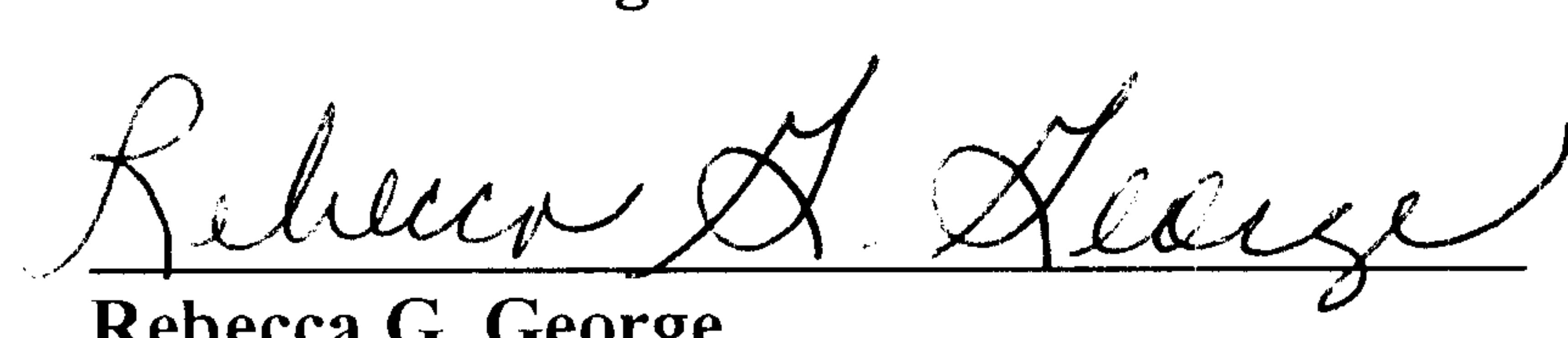
\$408,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 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 all 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 grantee, his, her or their heirs 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 31st day of March, 2006.

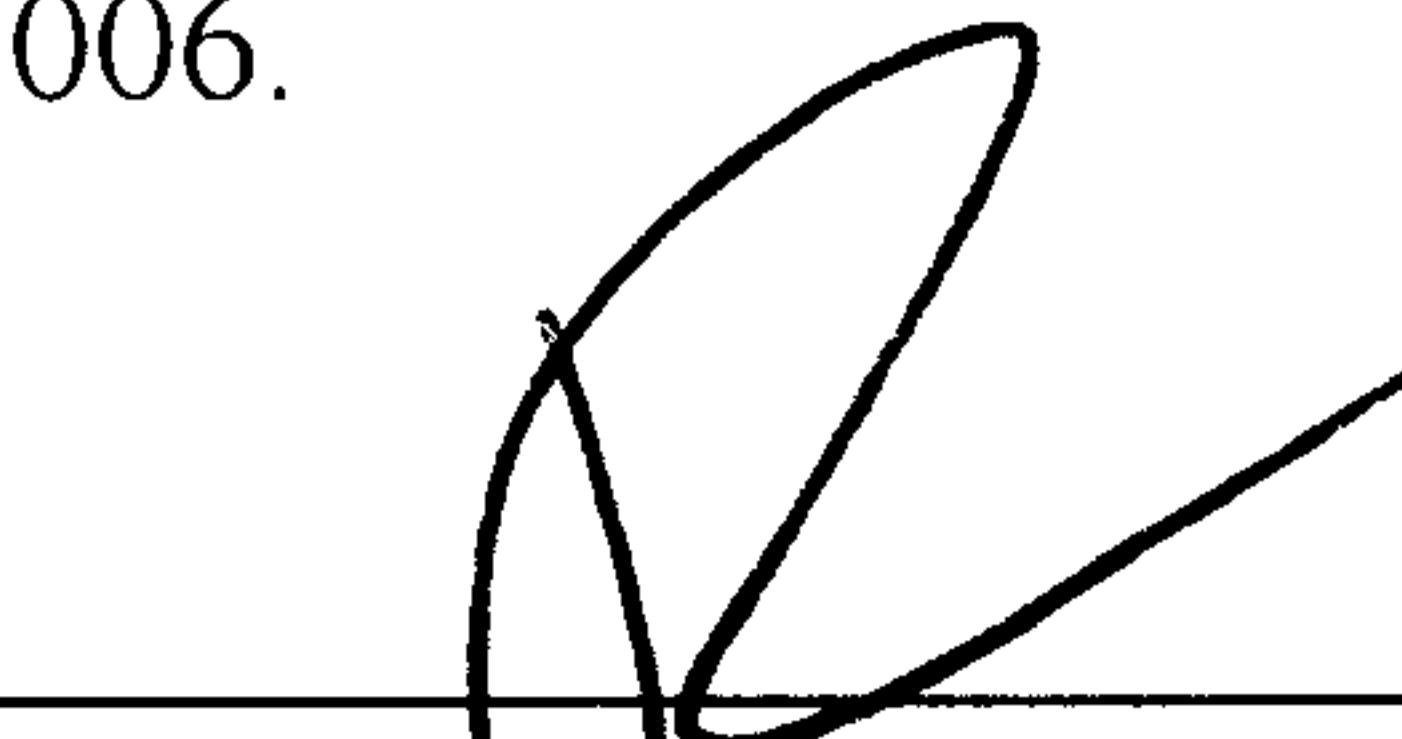

Samual P. George


Rebecca G. George

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Samual P. George and Rebecca G. George, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2006.


Notary Public
My Commission Expires 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009



20060418000179900 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/18/2006 11:13:02AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a County Road; thence 57°03' right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence continue in a Southwesterly direction along said curve and right of way line, a distance of 394.16 feet to point of beginning; thence continue along said curve and right of way line, a distance of 210.00 feet; thence 90°26'13" right from a line tangent to said curve, in a Northwesterly direction, a distance of 435.02 feet; thence 84°15'30" right, in a Northeasterly direction, a distance of 370.88 feet; thence 114°08'59" right, in a Southeasterly direction, a distance of 504.01 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.