

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

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$90,000.00** to the undersigned Grantor(s), **Andrew Ingram, A married man, not joined by spouse, non-homestead**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Tammy Yeager and Tim Yeager** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Address of Property:

Shelby County, AL 07/11/2007  
State of Alabama

Deed Tax: \$13.50

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$76,500.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 19th day of June, 2007.

By:

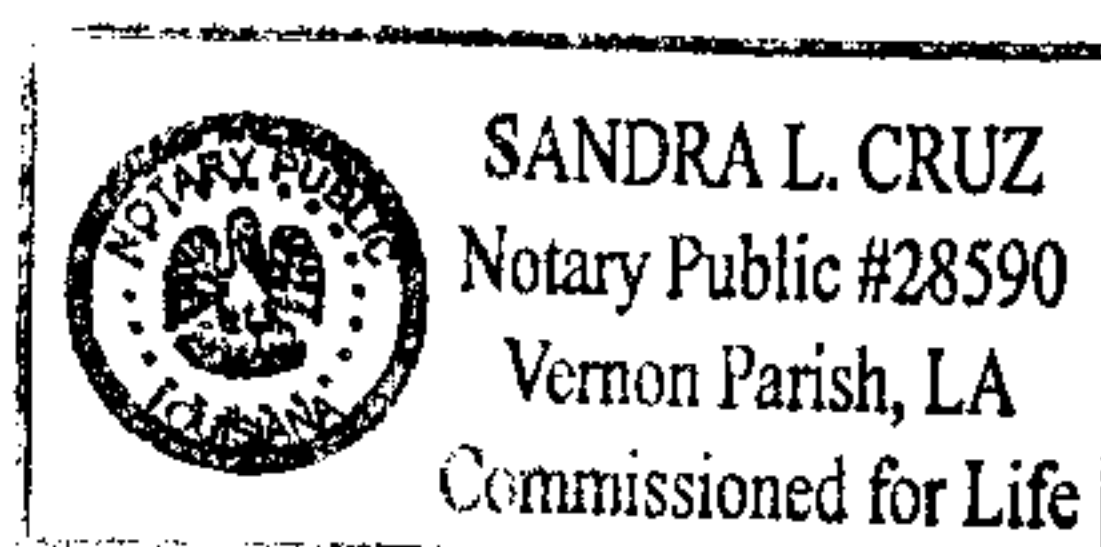
Andrew F. Ingram  
Grantor

\_\_\_\_\_  
Grantor

STATE OF Louisiana  
COUNTY OF VERNON  
PARISH

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Andrew Ingram, A married man, not joined by spouse, non-homestead**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 19th day of June, 2007



Sandra L. Cruz  
Notary Public

Commission Expires: At My Death

**This Instrument Prepared By:**

Kevin Hays, Attorney at Law  
2330-A Decatur Highway  
Gardendale, AL 35071

**Send Tax Notices To:**

Tammy Yeager and Tim Yeager  
229 Port South Lane  
Alabaster, AL 35007

## **Exhibit “A”**

**Lot 7, according to the Amended Map of Fox Valley Subdivision, as recorded in Map Book 34, Page 8, in the Probate Office of Shelby County, Alabama.**