

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: James H. Ingram  
154 Trackside Dr.  
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070713000329790 1/1 \$31.00  
Shelby Cnty Judge of Probate, AL  
07/13/2007 10:00:33AM FILED/CERT

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Allen T. Dennis and wife, Debra S. Dennis (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Ingram and wife, Ethelene 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:

Commence at the SW corner of the NW 1/4 of the NE 1/4, Section 11, Township 21 South, Range 1 East; thence run easterly along the South boundary line of said NW 1/4 of NE 1/4 a distance of 289.55 feet to the point of beginning; thence continue along the South boundary line of said 1/4-1/4 for a distance of 327.75 feet to a point; thence turn an angle of 89 degrees 35 minutes 54 seconds to the left and run northerly for a distance of 1328.27 feet to a point; thence turn an angle of 90 degrees 16 minutes 25 seconds to the left and run westerly for a distance of 327.74 feet to a point; thence turn an angle of 89 degrees 43 minutes 35 seconds to the left and run southerly for a distance of 1329.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 11, Township 21 South, Range 1 east. EXCEPTED from the above description is a prescriptive use unpaved public road across the North portion of this parcel. Situated in Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

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.

(\$130,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of June, 2007.

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

Allen T. Dennis  
Allen T. Dennis (Seal)

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

Debra S. Dennis  
Debra S. Dennis (Seal)

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

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

STATE OF ALABAMA

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COUNTY OF SHELBY

General Acknowledgment

Shelby County, AL 07/13/2007  
State of Alabama  
Deed Tax: \$20.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen T. Dennis and wife, Debra S. Dennis 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of June, 2007.

Amanda Bailey  
Notary Public

My Commission Expires: 10/16/08

9/20/08

