

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Benjamin D. Ingram, Sr.
4729 Eagle Wood Court
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Seventy Thousand and 00/100 (\$370,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Wayne A. Lyles and wife, Sherry K. Lyles** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Benjamin D. Ingram, Sr. And Karen G. Ingram**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 24, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, Page 114 A & B, in the Probate Office of Shelby County, Alabama.

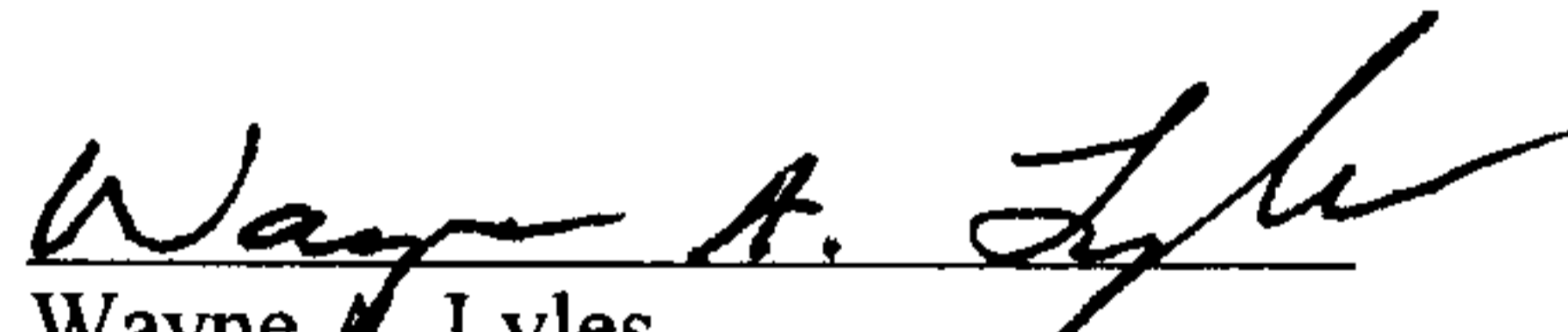
Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

\$260,000.00 of the above-recited purchase price was paid from mortgages loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

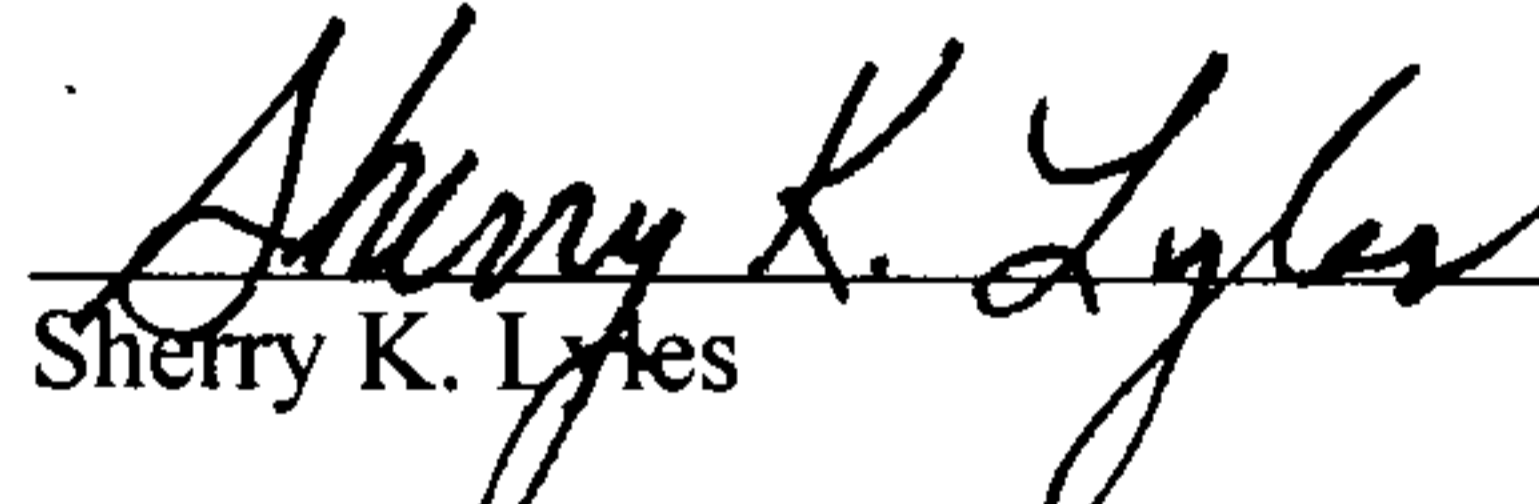
AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, assigns, executors and administrators, covenants with GRANTEE, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, successors, assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set her hands and seal this the 15th day of August 2007.


Wayne A. Lyles

Shelby County, AL 08/23/2007
State of Alabama

Deed Tax: \$110.00

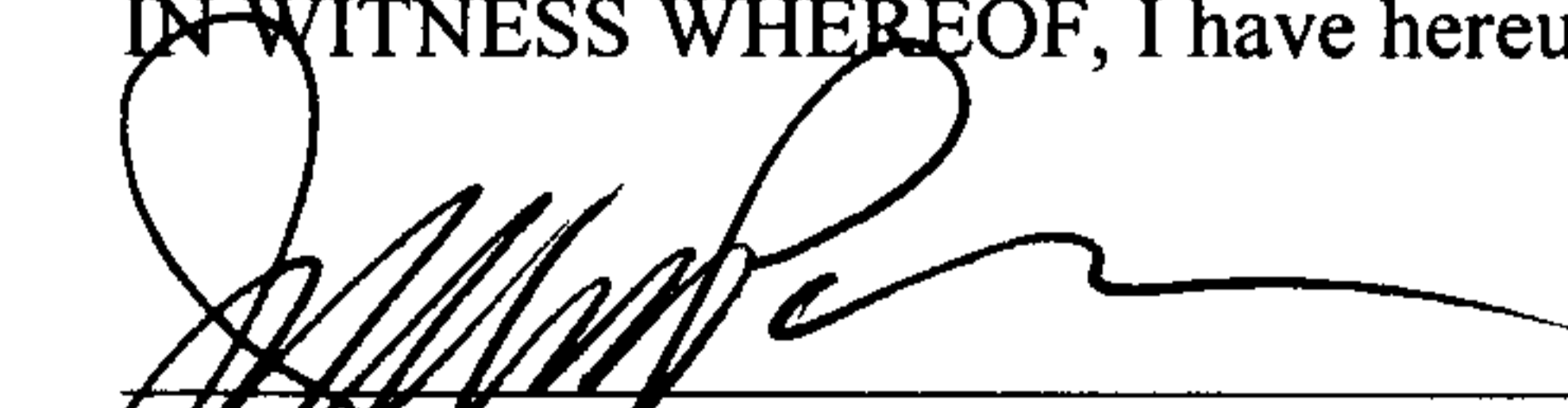

Sherry K. Lyles

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , Wayne A. Lyles and wife, Sherry K. Lyles 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of August, 2007.


NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/27/08