

20080612000240810 1/2 \$146.50
Shelby Cnty Judge of Probate, AL
06/12/2008 03:26:03PM FILED/CERT

Shelby County, AL 06/12/2008
State of Alabama

Deed Tax: \$132.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

STERLING COMPANIES, LLC
820 SHADES CREEK PKY
SUITE 2300
BIRMINGHAM, AL 35209-4528

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIVE HUNDRED TWENTY NINE THOUSAND DOLLARS 00/100 (\$529,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JASON LOWREY INGRAM and DENISE W. INGRAM, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **STERLING COMPANIES, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 3, according to the Survey of Bailey's Addition to Riverchase, as recorded in Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER, 1 2008.**
2. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 127, PAGE 140.**
3. **RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550; MISC. VOLUME 34, PAGE 549; REAL 89, PAGE 991 AND INSTRUMENT 2001-16987.**
4. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 83, PAGE 783.**
5. **AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 89, PAGE 988.**
6. **RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20020501000203560 AND INSTRUMENT 20020626000301230.**

\$396,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JASON LOWREY INGRAM** and **DENISE W. INGRAM**, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of June, 2008.

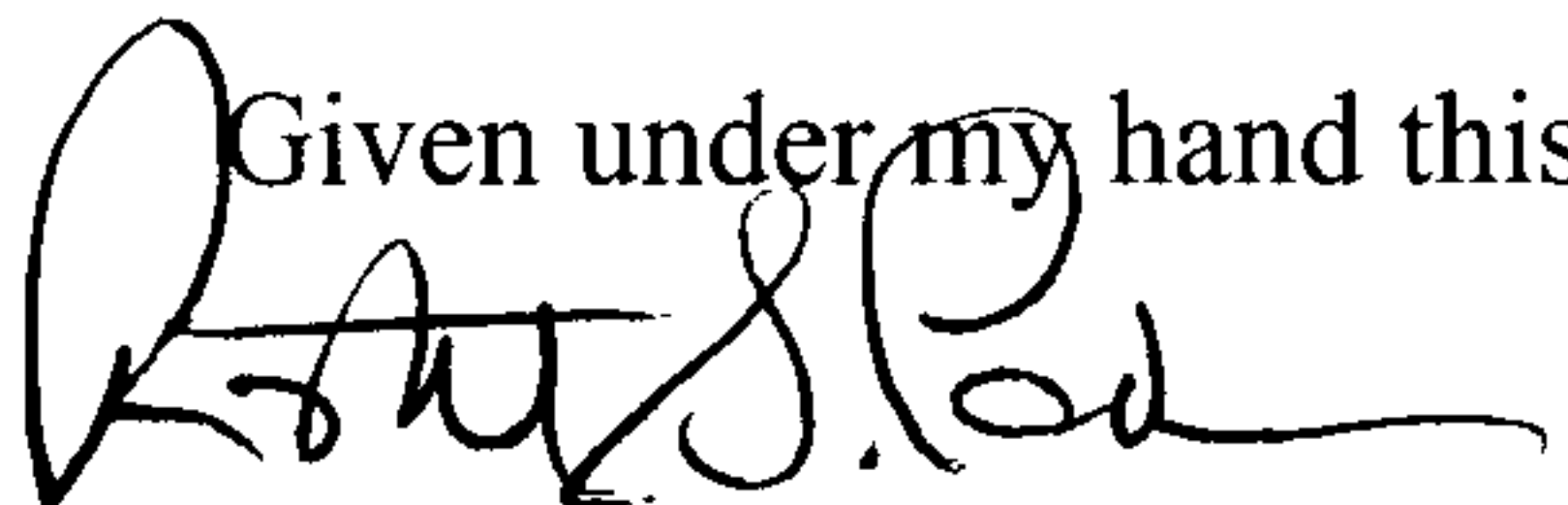

JASON LOWREY INGRAM


DENISE W. INGRAM

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JASON LOWREY INGRAM** and **DENISE W. INGRAM**, 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, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 4th day of June, 2008.

Notary Public

My commission expires: 7/16/10

