

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


Send Tax Notice To: Mark Davis Maxwell
10231 North Main Street
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20080917000369590 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
09/17/2008 02:15:38PM FILED/CERT

That in consideration of Eighty Nine Thousand dollars and Zero cents (\$89,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James H. Ingram and wife, Ethelene Ingram (herein referred to as grantors) do grant, bargain, sell and convey unto Mark Davis Maxwell and Hazel Elizabeth Maxwell (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.


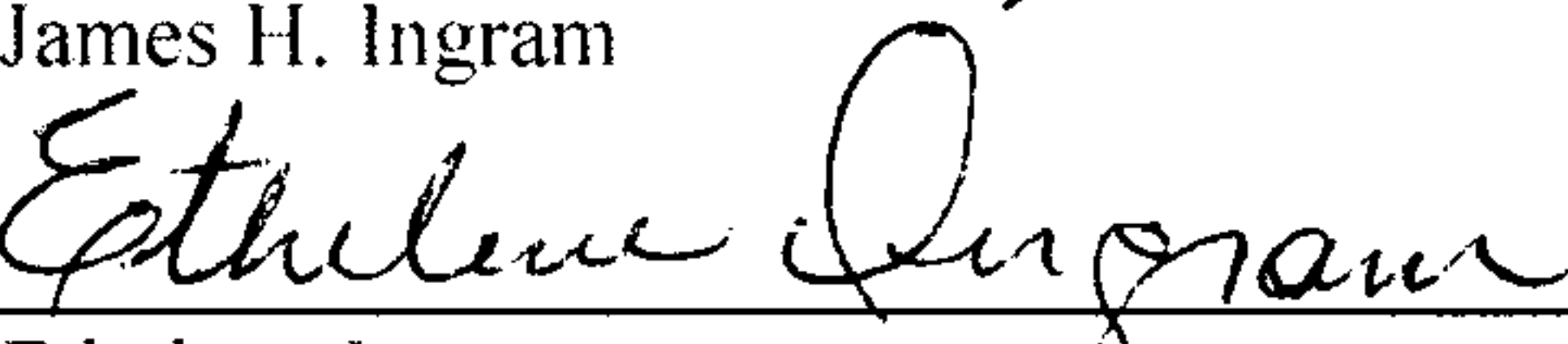
Subject to taxes for 2008 and subsequent years.

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.

(\$87,624.00) 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 12th day of August, 2008.

_____	(Seal)		(Seal)
		James H. Ingram	
_____	(Seal)		(Seal)
		Ethelene Ingram	
_____	(Seal)	_____	(Seal)
			(Seal)

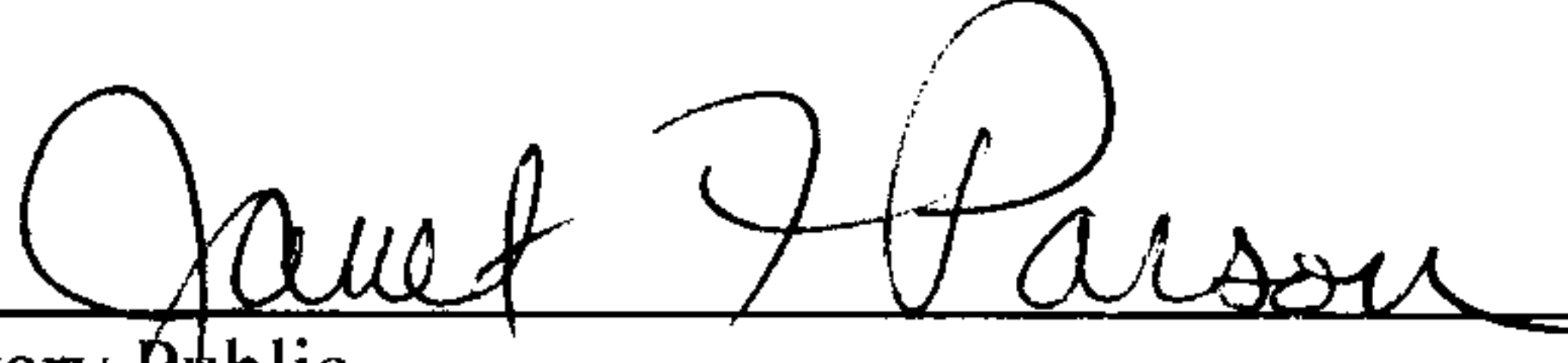
STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Ingram and wife, Ethelene Ingram 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 12th day of August 2008.



Notary Public
My Commission: 10/16/08

EXHIBIT A

Part of the NE ¼ of NE ¼, Section 1, Township 21 South, Range 1 East, described as follows: Commence at NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to point of beginning. Excepting highway right of way.

Also, commence at NW corner of NE ¼ of NE ¼, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way.

LESS AND EXCEPT that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #20030630000408180, in Probate Office.



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Shelby County, AL 09/17/2008
State of Alabama

Deed Tax: \$1.50