

WARRANTY DEED

8,000.32

(Name)
(Address)

SEND TAX NOTICE TO:

Betty O. & Walter Ingram
2740 16th Street
Calera, Alabama 35040

KNOWN ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Brian L. Ingram, a single man, (the Grantor), the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to the undersigned Betty O. and Walter Ingram (hereinafter called Grantees) jointly with rights of survivorship, all his right and title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

2.00 ACRE PARCEL

A parcel of land in the SW ¼ of the SE ¼ of Section 3, Township 24 North Range 13 East, being a part of the same land described in a deed to Brian L. Ingram, recorded in Instrument Number 2001-43890, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at 5/8" rebar, found at the SE corner of Section 3; thence N 89°04'30" E, along the south line of said section, a distance of 2055.91 feet to a point; thence N 00°55'30" W, a distance of 651.89 feet to a point ½" rebar set, with a cap stamped "S. WHEELER CA 0502", on the southwest shore of a lake; thence along said shoreline the following courses, N 07°33'14" E, a distance of 48.71 feet, N 02°35'12" E, a distance of 21.93 feet, N 21°30'56" W, a distance of 57.89 feet to ½ " rebar set, with a cap stamped "S WHEELER CA 0502"; thence S. 65°15'24"W, a distance of 408.33 feet to a ½ " rebar set, with a cap stamped "S. WHEELER CA 0502" thence S 24°44'36" W a distance of 169.90 feet to a ½ " rebar set stamped "S. WHEELER CA 0502", thence N 89°05'58" E, a distance of 136.73 feet to the POB. The therein described parcel contains 2.00 acres of land.

EASEMENT PARCEL A NON-EXCLUSIVE EASEMENT

An easement of fifty feet in width, across a parcel of land in the SW ¼ of the SE ¼ of Section 3, Township 24 North, Range 13 E, being the same land described in a deed to Joe Killingsworth, recorded in Deed Book 217, page 529, of the real property records of Shelby County, Alabama. Said easement being more particularly described as being 25 feet on each side of the following described line:

Commencing at the NE Corner of the SW quarter of the SE quarter of Section 3; thence S 89°07'26" W, along the north line of sixteenth section, a distance of 318.02 feet to a point, in the in the center of an existing 50 foot easement, a distance of 178.23 feet to a point; thence N 88°42'31" W, a distance of 25.02 feet to a POB on the west edge of said existing easement; thence S 65°37'00" W, a distance of 76.43 feet, to a point; thence S 51°49'14" W, a distance of 186.68 feet to a point; thence S 63°57'57" W, a distance of 83.64 feet to a point on the north line of the Southwest quarter of the Southeast quarter of Section 3. The herein described easement contains 0.398 acres of land.

EASEMENT PARCEL B

An easement 50 feet in width, across a parcel of land in the SW quarter of the SE quarter of Section 3, township 24 N, Range 13 E, being the same land described in a deed to Betty O. Bradley recorded in Instrument Number 1998-18410, of the real property records of Shelby

County, Alabama. Said easement being more particularly described as being 25 feet on each side of the following described line;

Commencing at the NE Corner of the SW quarter of the SE quarter of Section 3, thence S 89°07'26" W, along the north line of said sixteenth section, a distance of 638.12 feet to the POB, in the center of easement Parcel A; thence S 63°57'57" W, a distance of 119.74 feet to a point; thence S 43°39'55" W, a distance of 194.51 feet, to a point; thence 12°57'54" E, a distance of 131.27 feet, to a point; thence S 30°47'41" E, a distance of 161.79 feet to a point on the NW line of the above described 2 acre parcel. The herein described easement contains 0.697 acres of land.

Subject to the following:

1. Taxes for the year 2009 and thereafter
2. Transmission line permit to Alabama Power Company was recorded in Deed book 133, page 481, in the Probate Office of Shelby County, Alabama.

NOTE: Information provided by Grantee. No title search performed.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said Brian L. Ingram, a single man, and who is authorized to execute this conveyance has hereto set his signature, and seal this the 7th day of January 2009.

Brian L. Ingram
BRIAN L. INGRAM, a single man

State of Alabama)
County of Shelby)

I Mindy Collum, a Notary Public in and for said County, in said State, hereby certify that BRIAN L. INGRAM, a single man, in fact whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th of January, 2009.

Mindy Collum
Notary Public
My Commission Expires: 8/11/2010