

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

Send Tax Notice To: John Lovelady
~~1560 Highway 206~~ P.O. Box 175
~~Montevalle, AL 35041~~ Helena 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty Three Thousand dollars and Zero cents (\$53,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy N Ingram and Juliette B Ingram, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto John Lovelady and Deborah Lovelady (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 attached exhibit "A" Legal Description

Subject to taxes for 2009 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.

(\$0.00) 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 26th day of January, 2009.

_____	(Seal)	<u>Billy N. Ingram</u>	_____	(Seal)
		Billy N Ingram		
_____	(Seal)	<u>Juliette B Ingram</u>	_____	(Seal)
		Juliette B Ingram		
_____	(Seal)	_____	_____	(Seal)
			_____	(Seal)

STATE OF ALABAMA

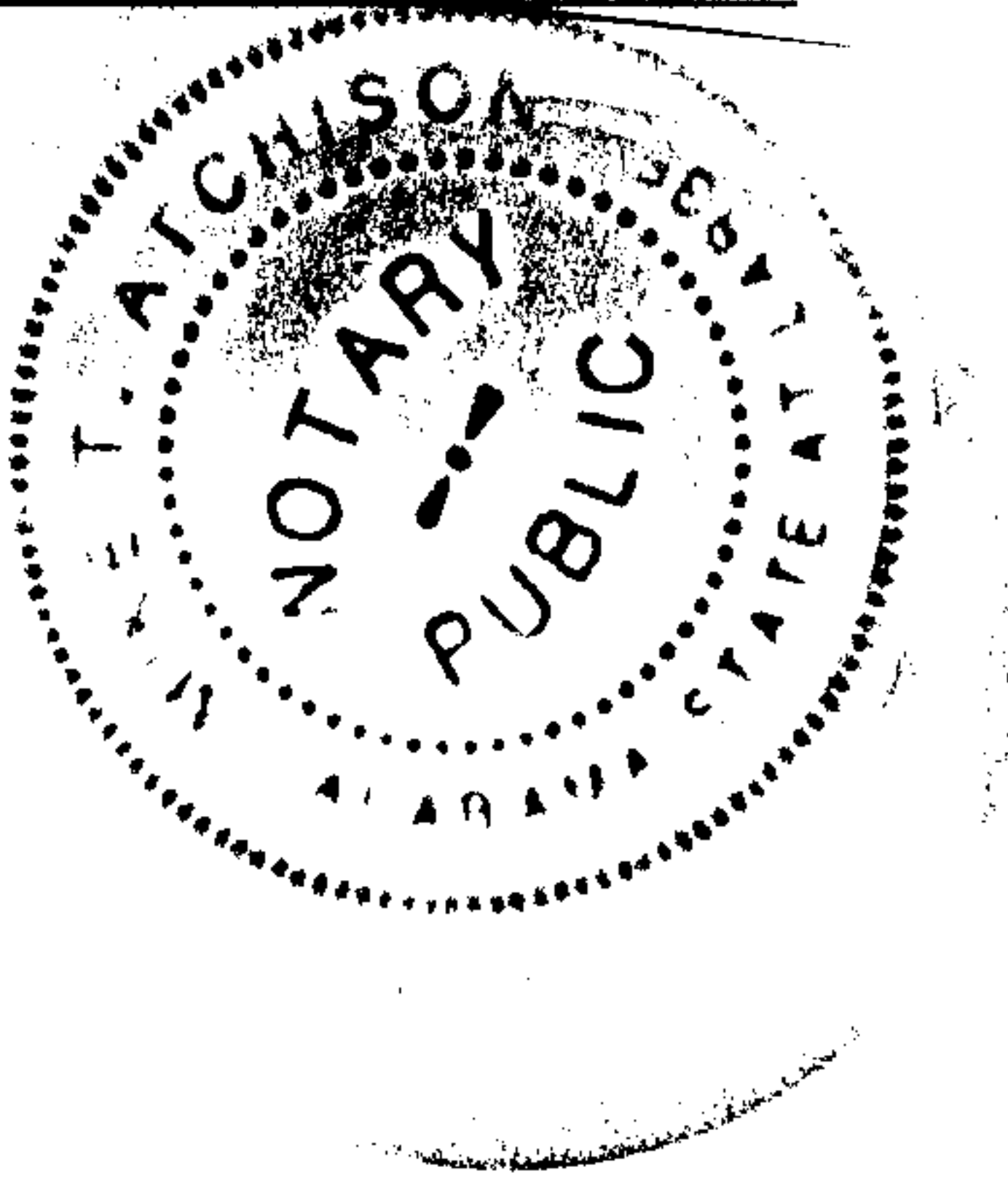
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy N Ingram and Juliette B 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 26th day of January 2009.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/2012



20090206000039550 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
02/06/2009 09:04:31AM FILED/CERT

EXHIBIT A



20090206000039550 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
02/06/2009 09:04:31AM FILED/CERT

Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West; thence run S $88^{\circ}08'08''$ W for 658.20'; thence run N $04^{\circ}05'45''$ W for 927.82' to the Point of Beginning; thence continue on the last described course for 396.28'; thence run S $87^{\circ}40'31''$ W for 630.47' to a point on the Easterly right of way of Shelby County Road 16; thence run S $04^{\circ}06'41''$ W along said line for 396.28'; thence run N $87^{\circ}40'31''$ E for 630.36' to the Point of Beginning. Lying and being in Shelby County, Alabama.

SOURCE OF TITLE: Instrument #1995-24845