

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

Send Tax Notice To: Larry D. Ingram  
~~595 Country Church Road~~ 2668  
Harpersville, AL 35078 Sun Vh 11/19/12

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Thousand Five Hundred dollars and Zero cents (\$3,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Allen and wife, Kimberly Allen (herein referred to as grantors) do grant, bargain, sell and convey unto Larry D. Ingram and Jackie Ingram (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 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

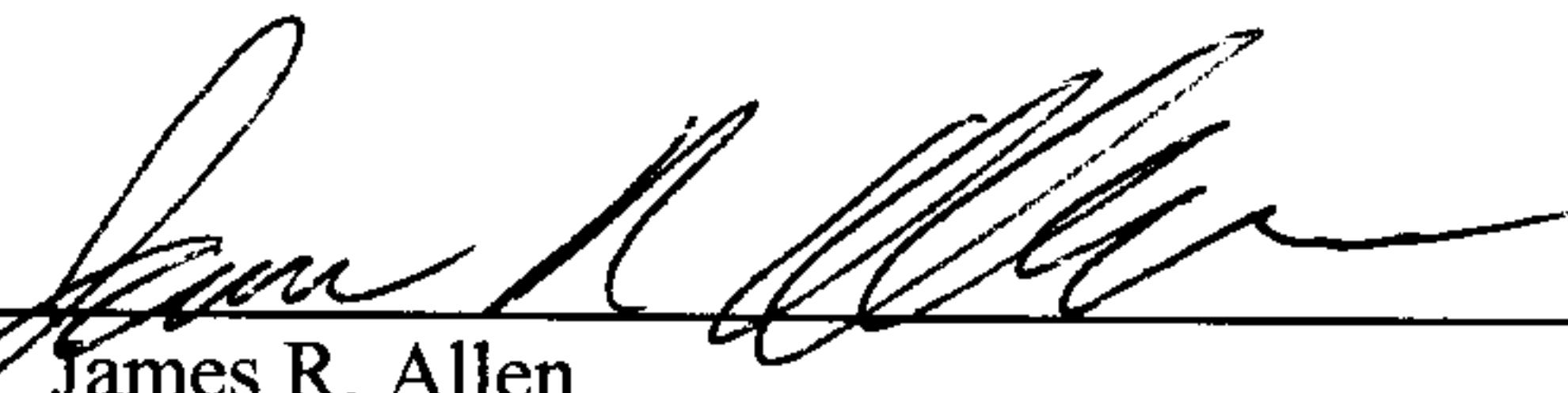
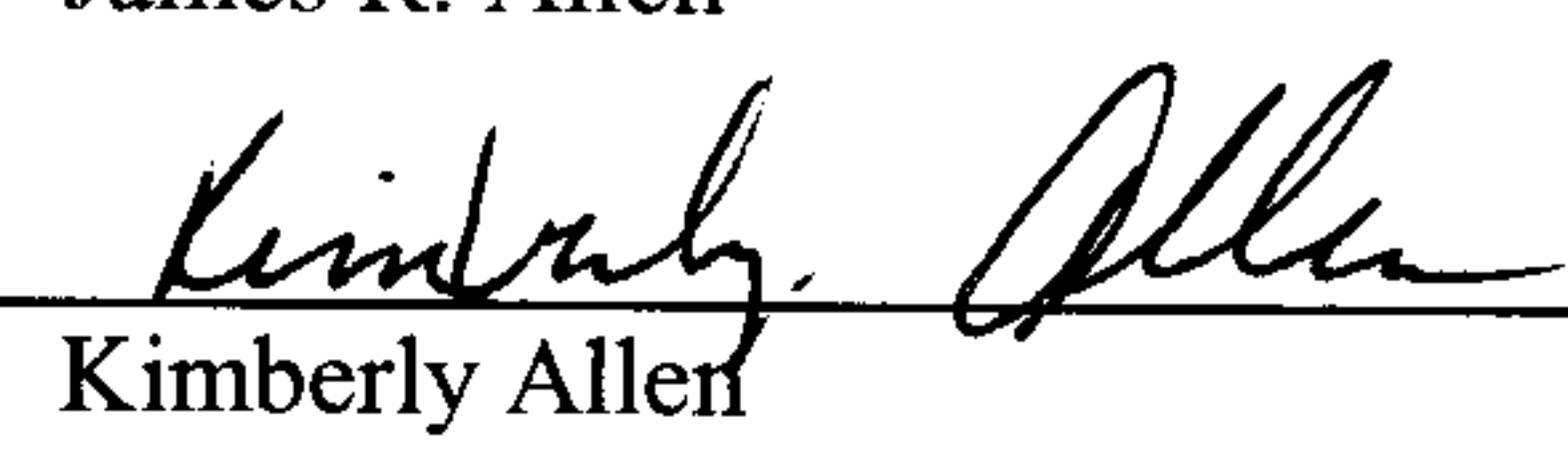
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of June, 2010.

_____	(Seal)		(Seal)
_____	(Seal)		(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

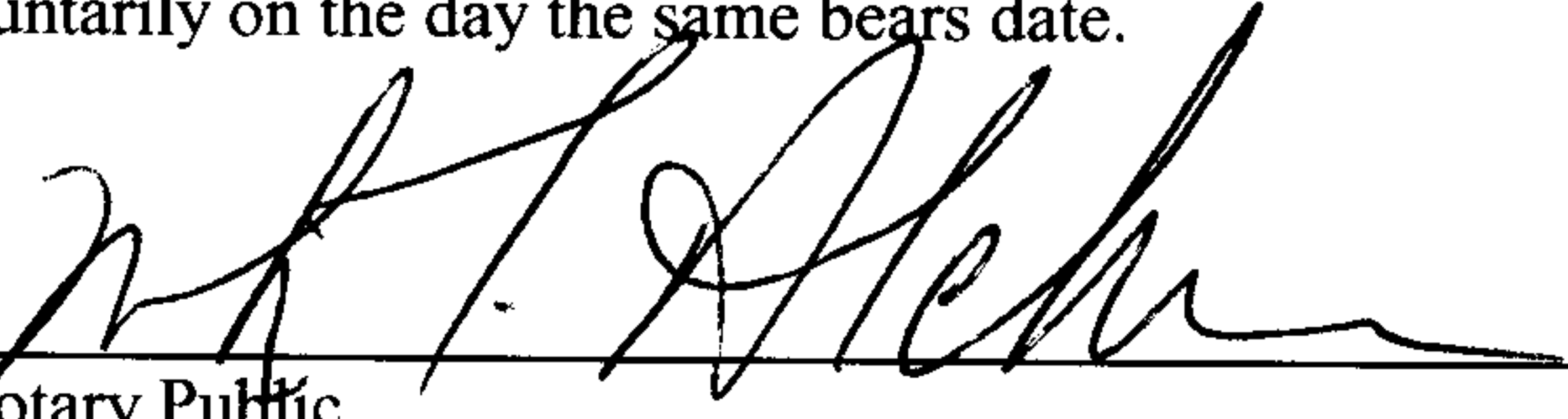
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Allen and Kimberly Allen 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 1<sup>st</sup> day of June, 2010.

My Commission Expires: 10-16-12

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run Northerly along the East line of said Section 3 a distance of 574.06 feet to a point; thence turn an angle of 91 degrees 40 minutes left and run Westerly a distance of 22.75 feet to a point on the West right of way line of a public road and the point of beginning of the property being described; thence continue along last described course a distance of 225.0 feet to a point; thence turn an angle of 91 degrees 40 minutes right and run Northerly a distance of 116.0 feet to a point; thence turn an angle of 88 degrees 20 minutes right and run Easterly a distance of 225.0 feet to a point on the said West right of way line of said road; thence turn an angle of 91 degrees 40 minutes right and run Southerly along the said right of way line a distance of 116.0 feet to the point of beginning.  
Situating in Shelby County, Alabama.

