



20120208000046660 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
02/08/2012 10:05:15 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076**

Send Tax Notice to: **Ada T. Ingram
365 Ashville Circle
Montevallo, AL 35115**

MINIMUM VALUE: \$50,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Ada T. Ingram (also known as Ada Thompson Ingram), an unmarried woman

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Ada T. Ingram and Jonathan T. Ingram

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lots No. 23 and 24 of Hubbard and Givan's Subdivision of the NW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, according to map or plat thereof recorded in Map Book 3, page 128, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: All rights, easements and reservations of record.

SOURCES OF TITLE: Real Property Book 342, Page 904 and 112, Page 362.

ADA T. INGRAM IS ONE AND THE SAME PERSON AS ADA THOMPSON INGRAM, DESIGNATED AS A GRANTEE IN THE ABOVE REFERENCED SOURCES OF TITLE.

ADA T. INGRAM (ALSO KNOWN AS ADA THOMPSON INGRAM) IS THE SURVIVING GRANTEE DESIGNATED UPON THE ABOVE REFERENCED SOURCES OF TITLE, T.J. INGRAM HAVING DECEASED ON NOVEMBER 29, 2011.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

Shelby County, AL 02/08/2012
State of Alabama
Deed Tax: \$50.00



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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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of Feb., 2012.

Ada T. Ingram
Ada T. Ingram

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **ADA T. INGRAM**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 7th day of Feb., 2012.

[Signature]
Notary Public
My Commission Expires: 8/13/13