

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Todd A. Sandefur  
5583 Double Oak Lane  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **FOUR HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$497,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ROBERT INGRAM and CAROLYN INGRAM**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **TODD A. SANDEFUR**, (herein referred to as "Grantee"), his heirs and assigns, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 4, according to the Survey of Final Plat Mountain Crest Estates as recorded in Map Book 32, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 76.
7. Restrictions and Covenants in Instrument #2004/642.
8. Right of Way granted to Alabama Power Company in Volume 84, Page 224 and Instrument #2004-26.



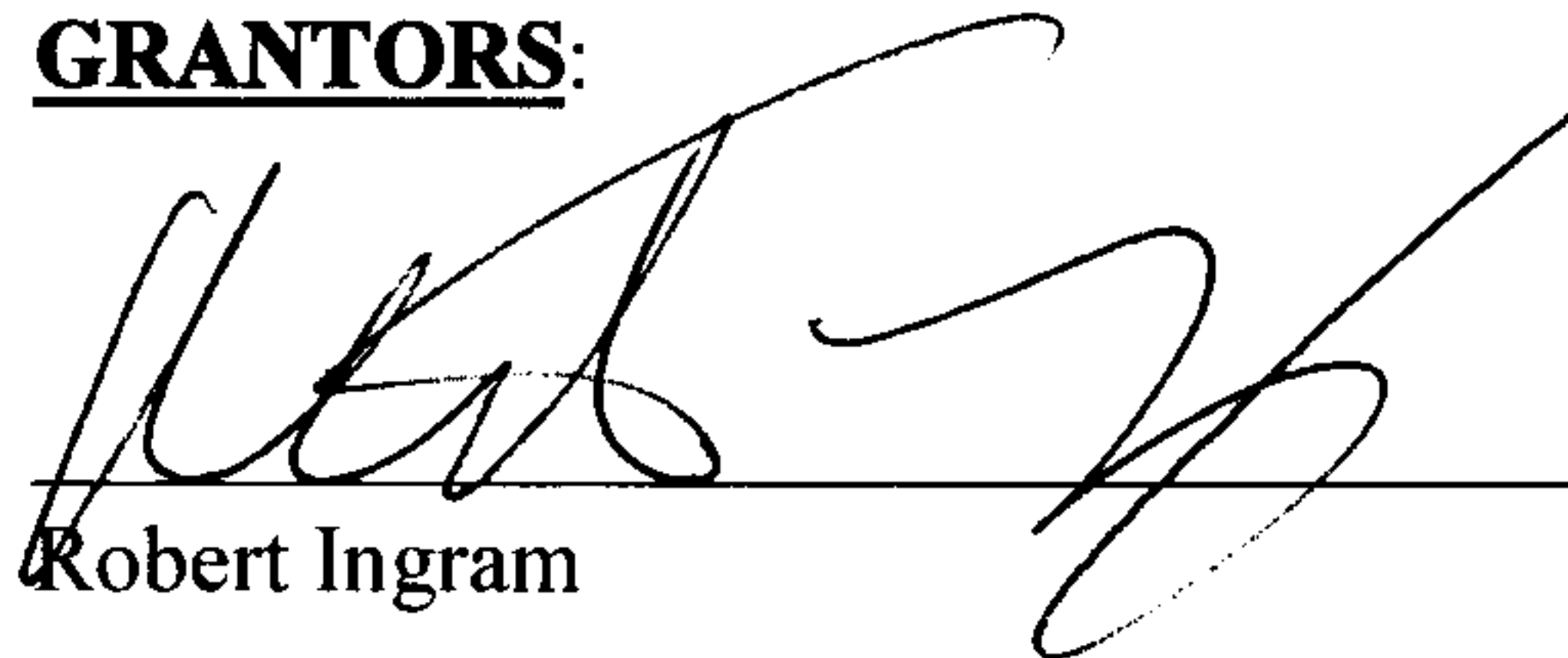
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Shelby Cnty Judge of Probate, AL  
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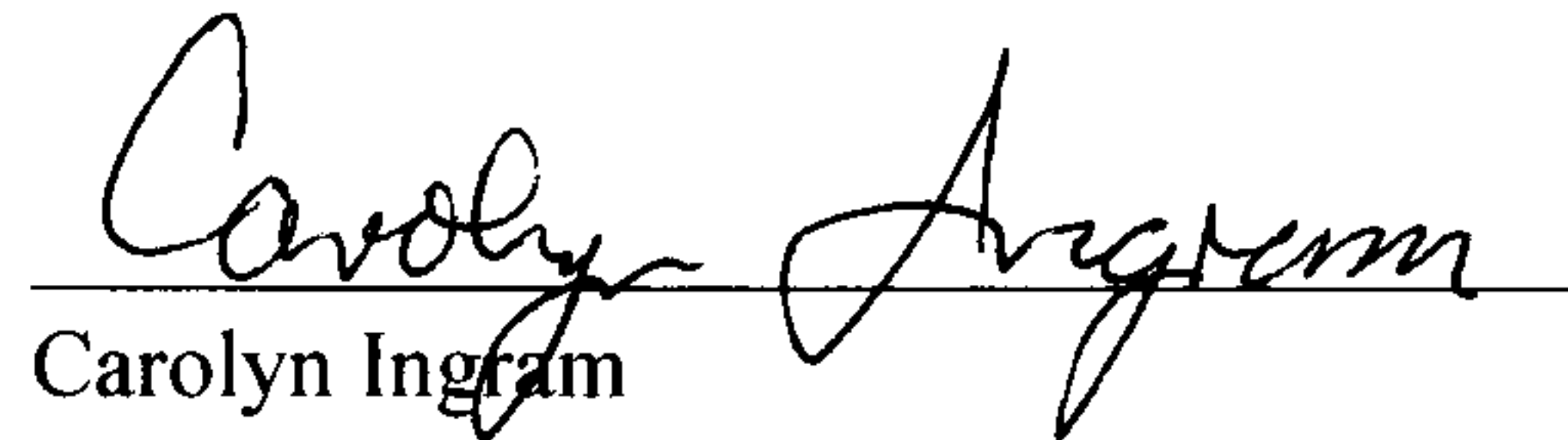
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of April 27, 2012.

**GRANTORS:**

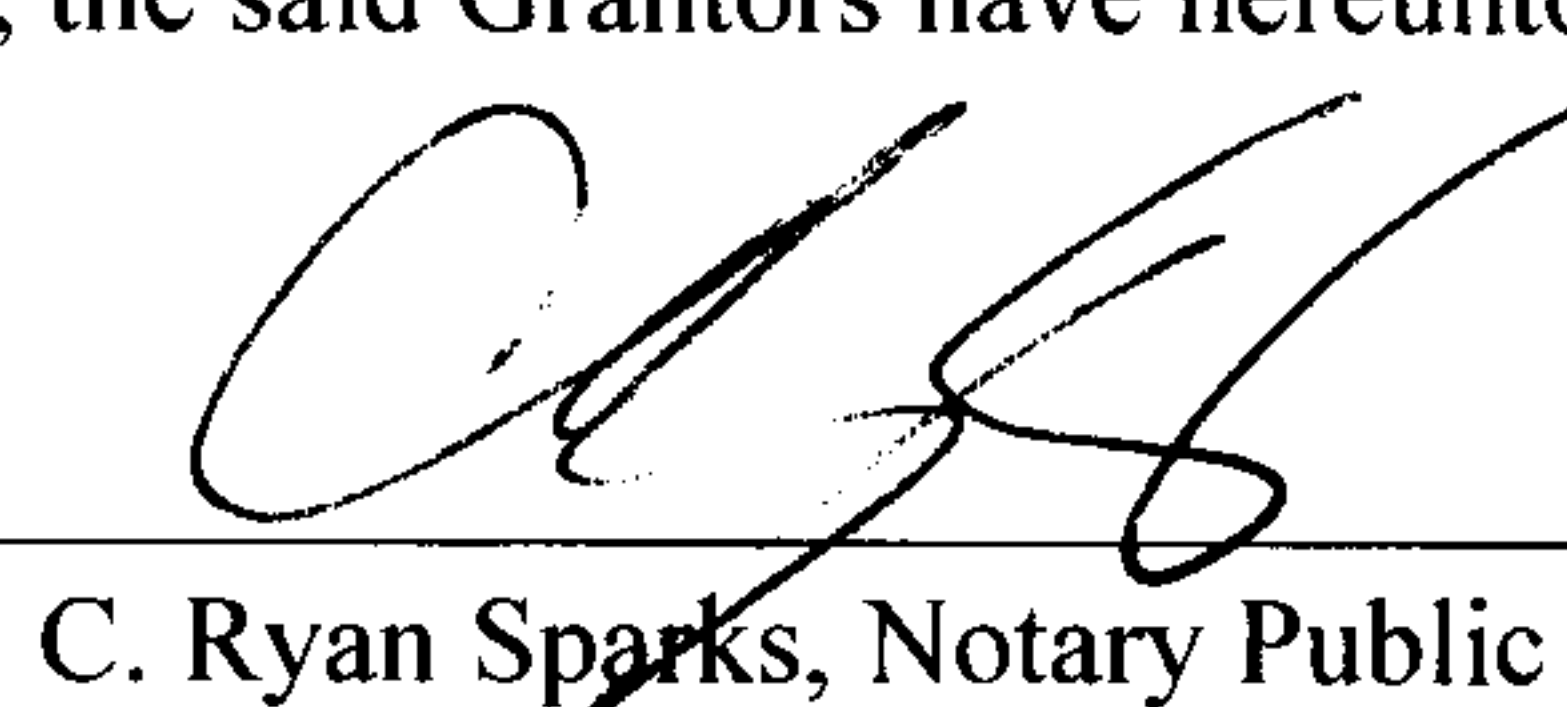
  
Robert Ingram

  
Carolyn Ingram

**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert Ingram and Carolyn Ingram, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of April 27, 2012.

  
C. Ryan Sparks, Notary Public

[Affix Seal Here]

My Commission Expires: December 14, 2015

  
20120501000150650 2/2 \$114.50  
Shelby Cnty Judge of Probate, AL  
05/01/2012 02:19:02 PM FILED/CERT

Shelby County, AL 05/01/2012  
State of Alabama  
Deed Tax: \$99.50

