

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
James Walker Ingram
7481 Hwy 61 South
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **division of jointly owned real estate** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mattie B. Ingram, an unmarried woman and Anthony Britt Cairo, unmarried man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James Walker Ingram, (herein referred to as grantee, whether one or more)**, all of their interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(Mattie B. Ingram and Mattie F. Ingram is one and the same person.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 2013.

Mattie B. Ingram
Mattie B. Ingram

Angela Peal
By: Angela Peal, as Agent/Attorney in Fact

Anthony Britt Cairo
Anthony Britt Cairo

Shelby County, AL 01/24/2013
State of Alabama
Deed Tax: \$317.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela Peal, who as Agent/Attorney in Fact for Mattie B. Ingram, 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 she executed the same voluntarily on the day the same bears date and in her capacity as said Agent/Attorney in Fact.

Given under my hand and official seal this 11th day of January, 2013.

My Commission Expires: 9/12/15

William R. Jester
Notary Public

20130124000032770 1/5 \$341.00
Shelby Cnty Judge of Probate, AL
01/24/2013 03:46:20 PM FILED/CERT



(ACKNOWLEDGMENT ATTACHED)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Britt Cairo, who 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 executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 11th day of January, 2013.

My Commission Expires: 9/12/15

William R. Justice
Notary Public



20130124000032770 2/5 \$341.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

A parcel of land situated in the Southeast quarter of the Northwest Quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees, 42 minutes, 47 seconds West along the North line of said Section 14 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run South 55 degrees, 35 minutes, 14 seconds West for a distance of 48.46 feet to a 1 inch bolt found; thence run South 88 degrees, 45 minutes, 52 seconds West along a fence for a distance of 1341.40 feet to a 2 inch open top iron found; thence run South 00 degrees, 36 minutes, 21 seconds West along a fence for a distance of 1299.96 feet to a 1 inch open top iron found locally excepted to be at the Northwest corner of the Southeast quarter of the Northwest Quarter of said Section 14; thence run South 50 degrees, 47 minutes, 11 seconds East for a distance of 1676.82 feet to an iron pin set with SSI cap being on the Northwest Right-of-way line of Alabama State Highway #145, also being on a curve to the left having a central angle of 04 degrees, 22 minutes, 33 seconds, a radius of 3944.72 feet and a chord bearing of South 37 degrees, 47 minutes, 52 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said Right-of-way line for a distance of 301.27 feet to a Rail Road Spike set on the South line of said Quarter Quarter Section; thence run South 89 degrees, 06 minutes, 59 seconds West along said South line for a distance of 1128.63 feet to a Rail Road Spike set; thence run North 00 degrees, 36 minutes, 21 seconds East along a fence for a distance of 1315.58 feet to the point of beginning; said parcel I containing 22.820 acres, more or less.

Parcel IV

A parcel of land situated in the Southeast Quarter of Section 11, and the North One Half of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

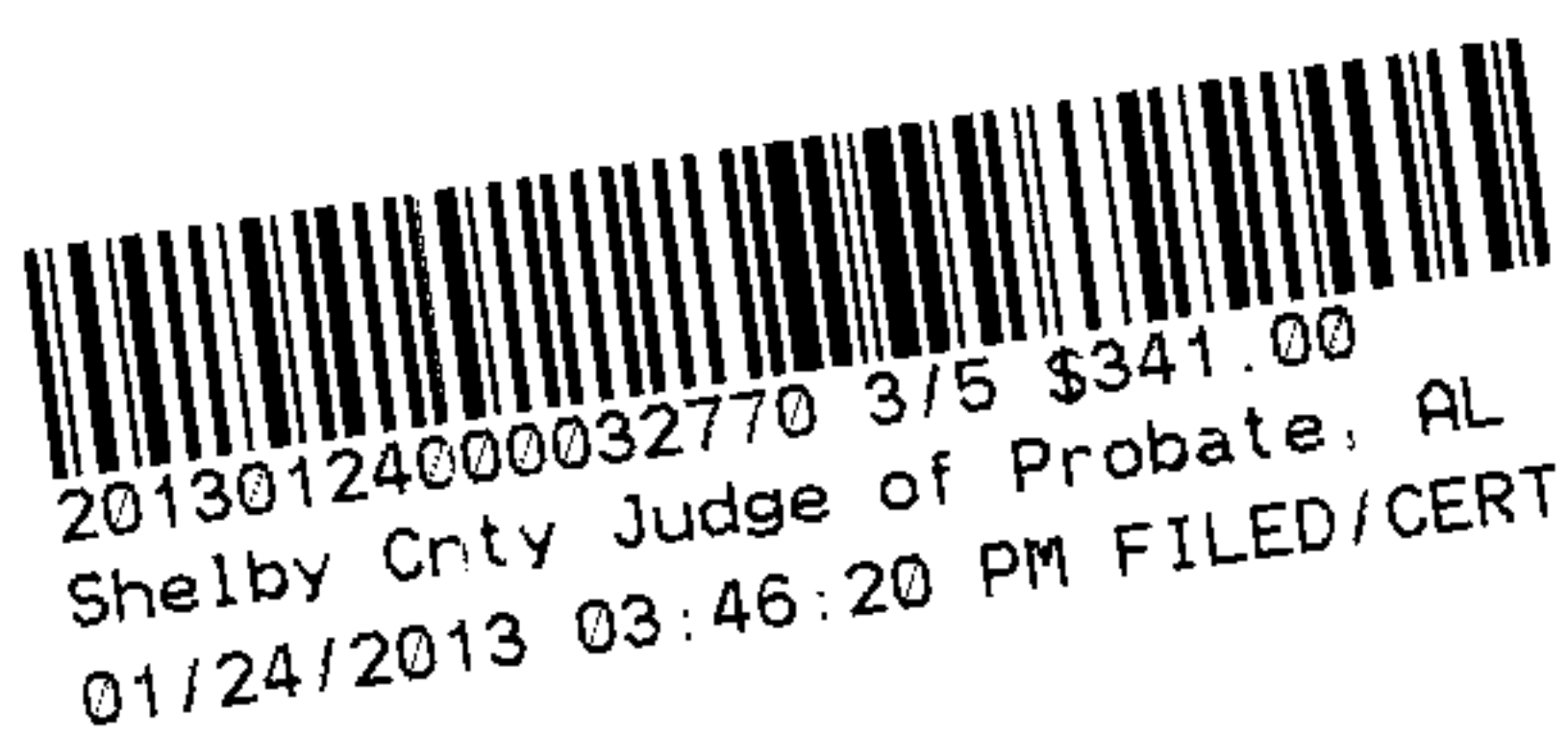
Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees, 42 minutes, 47 seconds West along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run North 00 degrees, 29 minutes, 59 seconds West along the West line of the Southwest Quarter of the Southeast Quarter of Section 11 for a distance of 572.93 feet to an iron pin set with SSI cap; thence continue North 00 degrees, 29 minutes, 59 seconds West along said West line for a distance of 601.99 feet to an iron pin set with SSI cap at the Point of Beginning; thence run North 00 degrees, 26 minutes, 34 seconds West along said West line for a distance of 354.29 feet to an iron pin found; thence run North 60 degrees, 50 minutes, 06 seconds East for a distance of 935.58 feet to an iron pin found; thence run South 05 degrees, 51 minutes, 47 seconds West for a distance of 799.99 feet to an iron pin found; thence run South 30 degrees, 17 minutes, 45 seconds West for a distance of 279.78 feet to a concrete monument found; thence run South 59 degrees, 45 minutes, 46 seconds East for a distance of 1610.10 feet to a concrete monument found being on the Northwest Right-of-way line of Alabama State Highway #145; thence run thence run South 34 degrees, 08 minutes, 53 seconds West along said Right-of-way line for a distance of 531.83 feet to a rebar with SSI cap set; thence run North 48 degrees, 43 minutes, 24 seconds West for a distance of 2240.59 feet to the Point of Beginning; said parcel IV containing 27.471 acres, more or less.

Parcel V

A parcel of land situated in the North One Half of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees, 42 minutes, 47 seconds West along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run North 00 degrees, 29 minutes, 59 seconds West along the West line of the Southwest Quarter of the Southeast Quarter of Section 11 for a distance of 572.93 feet to an iron pin set with SSI cap; thence continue North 00 degrees, 29 minutes, 59 seconds West along said West line for a distance of 601.99 feet to an iron pin set with SSI cap; thence run South 48 degrees, 43 minutes, 24 seconds East for a distance of 2240.59 feet to an iron pin set with SSI cap being on the Northwest Right-of-way line of Alabama State Highway #145; thence run South 34 degrees, 08 minutes, 53 seconds West along said Right-of-way line for a distance of 78.85 feet to a point on a curve to the right having a central angle of 03 degrees, 15 minutes, 00 seconds, a radius of 11334.16 feet and a chord bearing of South 35 degrees, 46 minutes, 21 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said Right-of-way line for a distance of 642.94 feet to a rebar with Ray cap found; thence run North 52 degrees, 07 minutes, 56 seconds West for a distance of 159.93 feet to a rebar with Ray cap found; thence run South 37 degrees, 55 minutes, 29 seconds West for a distance of 200.03 feet to a rebar with Ray cap found at the Point of Beginning; thence run South 52 degrees, 06 minutes, 06 seconds East for a distance of 160.00 feet to a rebar with Ray cap found being on the Northwest Right-of-way line of Alabama State Highway #145 and also on a curve to the right having a central angle of 01 degrees, 58 minutes, 33 seconds, a radius of 11334.16 feet and a chord bearing of South 39 degrees, 23 minutes, 50 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said Right-of-way line for a distance of 390.84 feet to a rebar with Shiflett cap found; thence run North 35 degrees, 48 minutes, 18 seconds West for a distance of 336.11 feet to a rebar with Shiflett cap found; thence run North 68 degrees, 08 minutes, 48 seconds East for a distance of 343.08 feet to the Point of Beginning; said parcel V containing 2.012 acres, more or less.

(Legal Description Continued)




(Continuation of Legal Description)

A parcel of land situated in the Southeast quarter of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a ½ inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 11; thence run South 87 degrees, 31 minutes, 15 seconds East along the North line of said quarter-quarter section for a distance of 832.05 feet to a ½ inch rebar found; thence run South 37 degrees, 22 minutes, 16 seconds East for a distance of 594.13 feet to a ½ inch rebar found; thence run South 37 degrees, 25 minutes, 49 seconds East for a distance of 378.05 feet to an iron pin with a Simmons cap found; thence run South 66 degrees, 33 minutes, 07 seconds East for a distance of 1,301.60 feet to an iron pin with a Simmons cap on the East line of the Southeast quarter of said Section 11; thence run South 02 degrees, 35 minutes, 10 seconds West along said East line for a distance of 303.59 feet to an iron pin with a Simmons cap being 1,076.86 feet North of an axle found at the Southeast corner of said Section 11, said iron pin being on the Northwest right-of-way line of Alabama Highway #145; thence run South 36 degrees, 47 minutes, 00 seconds West along said Northwest right-of-way line for a distance of 123.05 feet to an iron pin set at the point of beginning; thence run North 53 degrees, 31 minutes, 48 seconds West leaving said right-of-way for a distance of 141.23 feet to an iron pin set; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 600.00 feet to an iron pin set; thence run South 53 degrees, 31 minutes, 48 seconds East for a distance of 150.00 feet to an iron pin set on said Northwest right-of-way line; thence run Northeast along said right-of-way a distance of 600.00 feet, more or less, to the point of beginning.

ALSO:

Lots 1 through 20, Ingram's Subdivision, as recorded in Map Book 40, Page 44, in the Probate Office of Shelby County, Alabama.


20130124000032770 4/5 \$341.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Mattie B. Ingram &
Mailing Address: 127 Bullet Lane
Wilsonville, AL 35186
Anthony Britt Cairo
7279 Hwy 61
Wilsonville, AL 35186

Grantee's Name James Walker Ingram
Mailing Address: 7482 Hwy 61, South
Wilsonville, AL 35186

Property Address: Hwy 61 South, Wilsonville, AL

Date of Sale 1/11/13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 316,725.33

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other – Property Tax Assessment Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).


Date 1/11/13

Sign Anthony Britt Cairo
(Grantor/Grantee/Owner/Agent) circle one

Print Anthony Britt Cairo

☐ Unattested

Mullen R. Jamba
(Verified by)


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