

(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:
Mattie B. Ingram
127 Bullet Lane
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, **James Walker Ingram, an unmarried man and Anthony Britt Cairo, an unmarried man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Mattie B. 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.

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.

James W. Walker Ingram
James Walker Ingram

Anthony Britt Cairo
Anthony Britt Cairo

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Walker Ingram, 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..

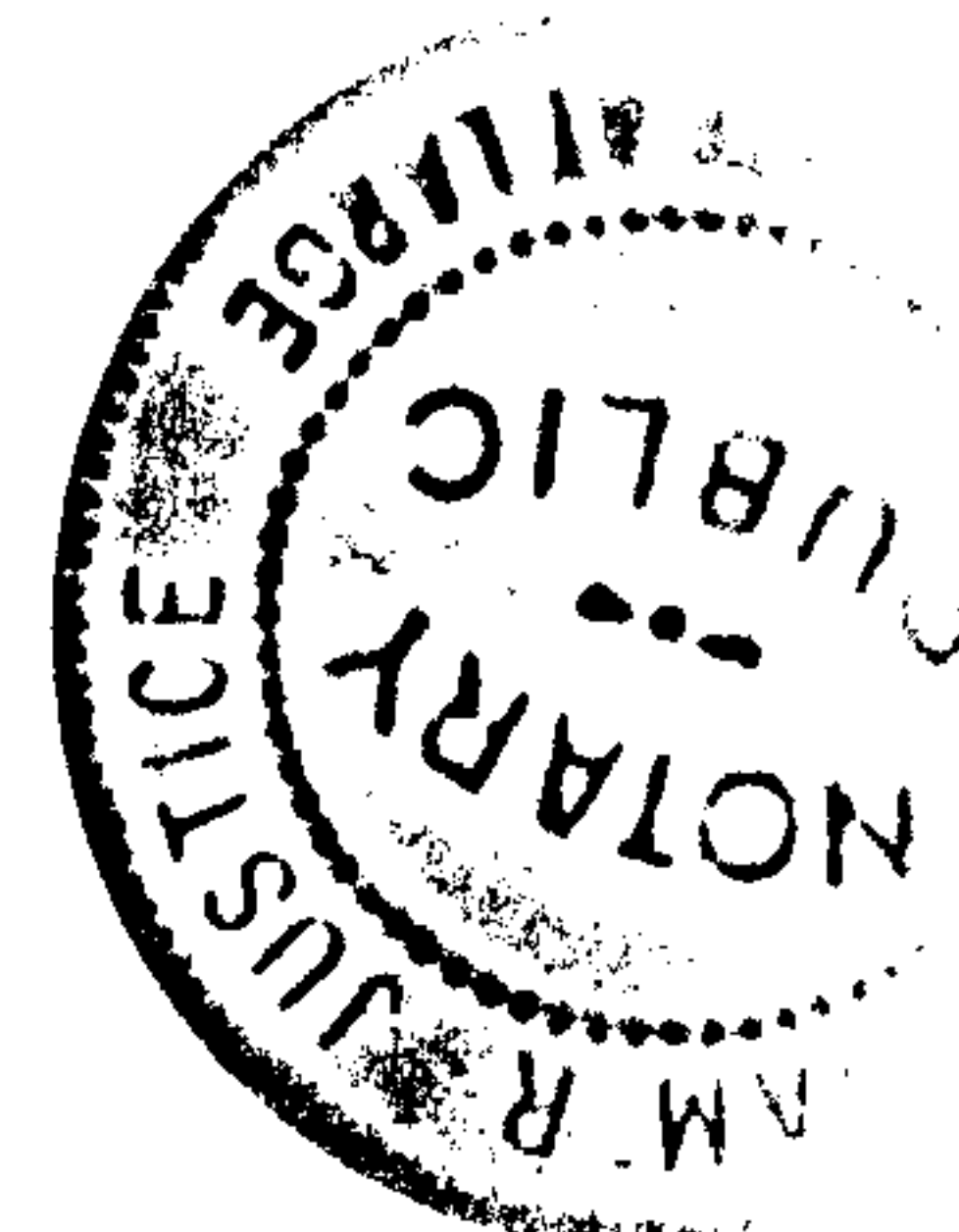
Given under my hand and official seal this 11th day of January, 2013.

Nuller R. Jentel
Notary Public

My Commission Expires: 9/12/15

Shelby County, AL 05/01/2013
State of Alabama
Deed Tax: \$200.00

(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, 2012.

My Commission Expires: 9/12/15

Mullen R Jentus
Notary Public



20130501000177420 2/4 \$221.00
Shelby Cnty Judge of Probate, AL
05/01/2013 11:32:11 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel III

A parcel of land situated in the Southwest Quarter of 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 at the Point of Beginning; 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; thence run South 68 degrees, 08 minutes, 48 seconds West for a distance of 343.08 feet to a rebar with Shiflett cap found; thence run South 75 degrees, 28 minutes, 56 seconds West for a distance of 159.98 feet to a rebar with Shiflett cap found; thence run South 52 degrees, 29 minutes, 58 seconds West for a distance of 363.22 feet to a fence post found; thence run South 28 degrees, 16 minutes, 15 seconds East for a distance of 347.70 feet to a rebar with Shiflett cap found; thence run South 42 degrees, 03 minutes, 00 seconds East for a distance of 158.62 feet to a rebar with Shiflett 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 00 degrees, 16 minutes, 40 seconds, a radius of 11334.16 feet and a chord bearing of South 43 degrees, 19 minutes, 18 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 54.97 feet to a point; thence run South 43 degrees, 28 minutes, 26 seconds West along said Right-of-way line for a distance of 261.73 feet to a rebar with SSI cap set; thence run North 34 degrees, 36 minutes, 09 seconds West for a distance of 2361.16 feet to a rebar with SSI cap set at a fence; thence run North 88 degrees, 45 minutes, 52 seconds East along said fence for a distance of 1005.05 feet to a 1 inch bolt found; thence run North 03 degrees, 20 minutes, 05 seconds East along a fence for a distance of 601.31 feet to the Point of Beginning; said parcel III containing 77.239 acres, more or less.



20130501000177420 3/4 \$221.00
Shelby Cnty Judge of Probate, AL
05/01/2013 11:32:11 AM FILED/CERT

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

Grantee's Name Mattie B. Ingram
Mailing Address: 127 Bullet Lane
Wilsonville, AL 35186

Date of Sale 1/11/13

or

or

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)

 Appraisal
X 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.

20130501000177420 4/4 \$221.00
Shelby Cnty Judge of Probate, AL
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