

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
7363 Hwy 61
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That as a gift from GRANTOR to GRANTEE, and in conformity with the wishes of GRANTOR as expressed in her last will and testament, the undersigned Mattie B. Ingram, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Calvin Lovelady (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


See legal description on attached Exhibit A

Subject to all easements, restrictions, conditions, rights of way, and encumbrances of record.


TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of April, 2013.


Mattie B. Ingram

Shelby County, AL 05/02/2013
State of Alabama
Deed Tax: \$31.50

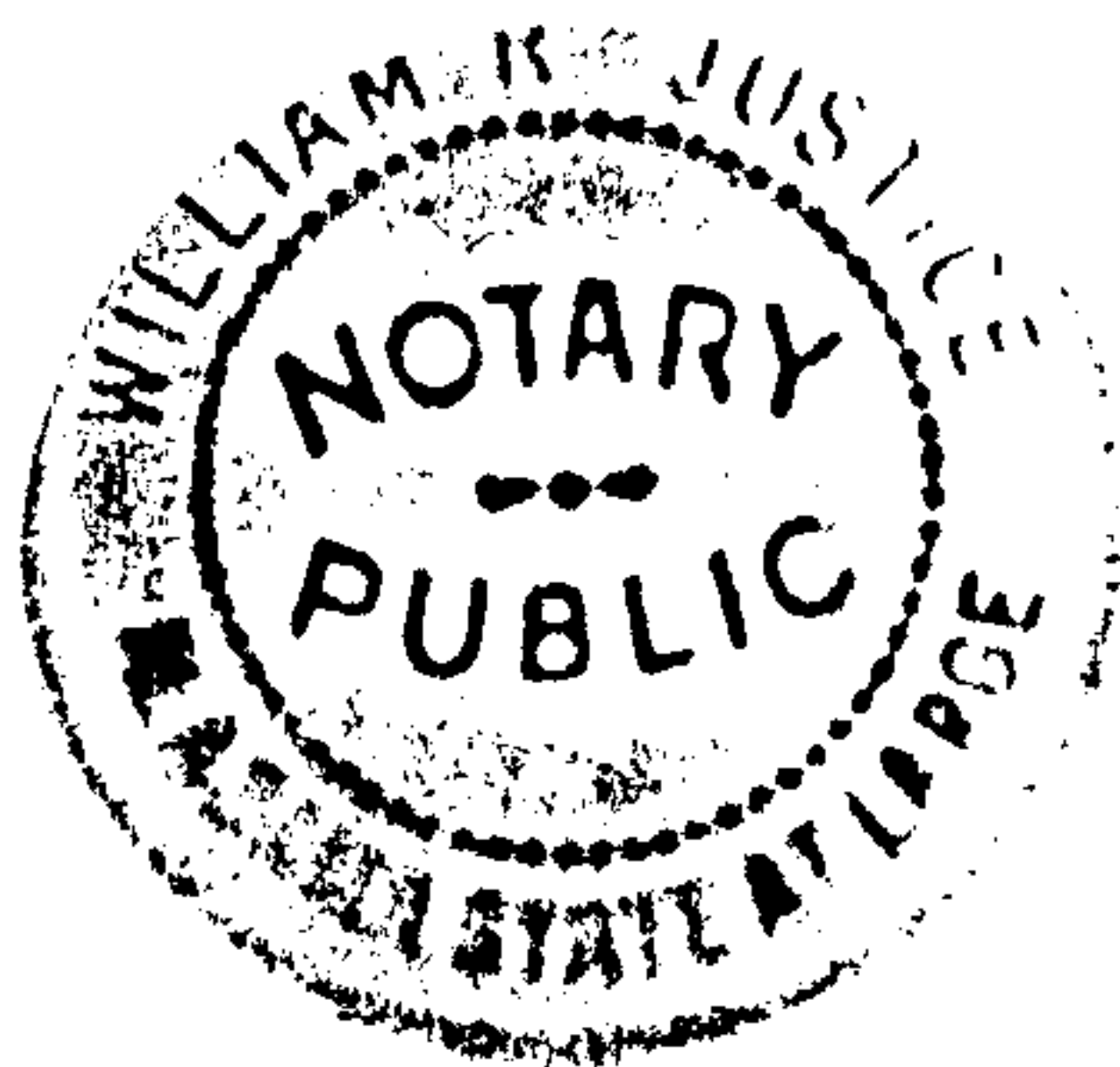

20130502000180070 1/4 \$52.50
Shelby Cnty Judge of Probate, AL
05/02/2013 03:15:08 PM FILED/CERT

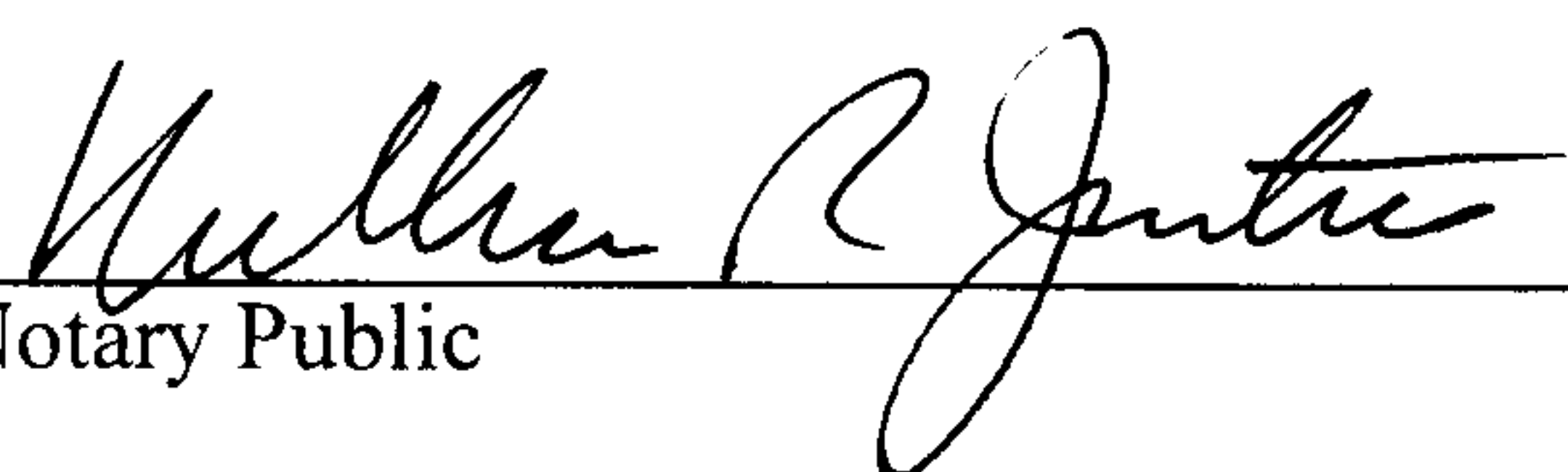
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mattie B. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2013.




Notary Public



20130502000180070 2/4 \$52.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

NW CORNER
NE 1/4 - NW 1/4
SEC. 14, T-21S, R-1E
SHELBY COUNTY, AL
RE-ESTABLISHED BY PLAT

LEGAL DESCRIPTION BASED ON A SURVEY
COMPLETED BY CARL MOORE, DATED NOVEMBER 15,
2012.

NO FIELD WORK HAS BEEN DONE BY SHIFLETT
SURVEYING AT THIS TIME.

S 34°36'9" E 1285.71

S 52°29'58" W 691.26

12.00± ACRES

N 34°36'9" W 523.60

N 52°29'58" E 363.22

N 28°16'15" W 347.70

N 42°30' W 158.62

CB=N 43°19'18" E
CD=54.97
R=11334.16
L=54.97
D=00°16'40"

N 43°28'26" E 261.73

ALABAMA STATE HIGHWAY #145

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence N88°45'52"E, a distance of 336.35'; thence S34°36'09"E, a distance of 1285.71' to the POINT OF BEGINNING; thence continue along the last described purposes, a distance of 1075.45' to a point on the Northerly R.O.W. line of Alabama State Highway #145; thence N43°28'26"E and along said R.O.W. line, a distance of 261.73' to a curve to the left, having a radius of 11334.16, a central angle of 00°16'40", and subtended by a chord which bears N43°19'18"E, and a chord distance of 54.97'; thence along the arc of said curve and said R.O.W. line, a distance of 54.97'; thence N42°03'00"W and leaving said R.O.W. line, a distance of 158.62'; thence N28°16'15"W, a distance of 347.70'; thence N52°29'58"E, a distance of 363.22'; thence N34°36'09"W, a distance of 523.60'; thence S52°29'58"W, a distance of 691.26' to the POINT OF BEGINNING.

Said Parcel containing 12.00 acres, more or less.

JOB NO. 13147
DATE 4/30/13 DATE OF FIELD SURVEY
ADDRESS SCALE 1" = 100'
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298



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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

(Seller)

Grantor's Name Mattie B. Ingram
Mailing Address 127 Bullett Lane
Wilsonville, AL 35186

(Buyer)

Grantee's Name Calvin Lovelady
Mailing Address 7363 Hwy 61
Wilsonville, AL 35186

Property Address: 7481 Hwy 61
Wilsonville, AL 35186

Date of Sale 4/30/13

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 31,035.00

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
 X Other – tax assessment

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 4/30/13

X Sign Mattie F. Ingram
(Grantor/Grantee/Owner/Agent) circle one

Print Mattie F. Ingram

 Unattested

(Verified by)

