

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Larry D. Ingram
2668 SUN VALLEY RD.
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty Thousand dollars and Zero cents (\$50,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jerusha Hamm, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Larry D. Ingram and Jackie C. Ingram (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

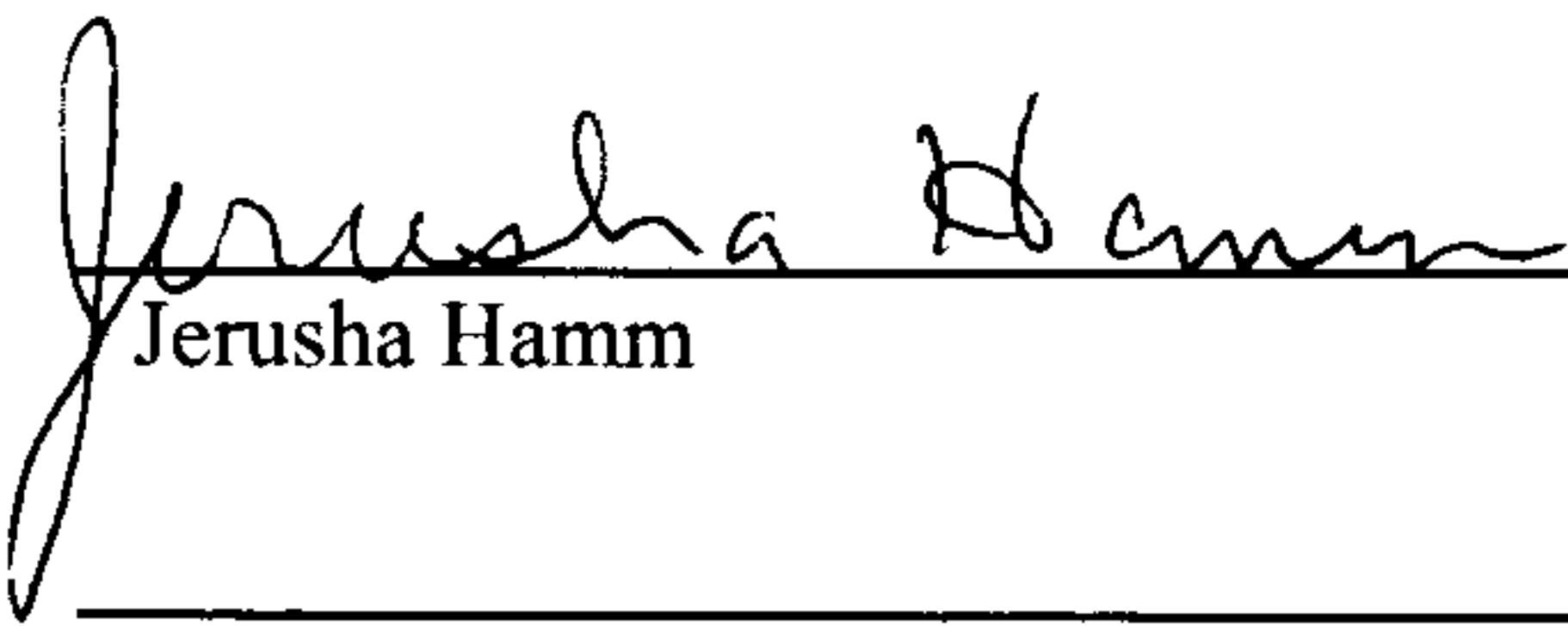
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said 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 26th day of April, 2013.

_____	(Seal)		_____	(Seal)
_____	(Seal)	Jerusha Hamm	_____	(Seal)
_____	(Seal)		_____	(Seal)
			_____	(Seal)

STATE OF ALABAMA

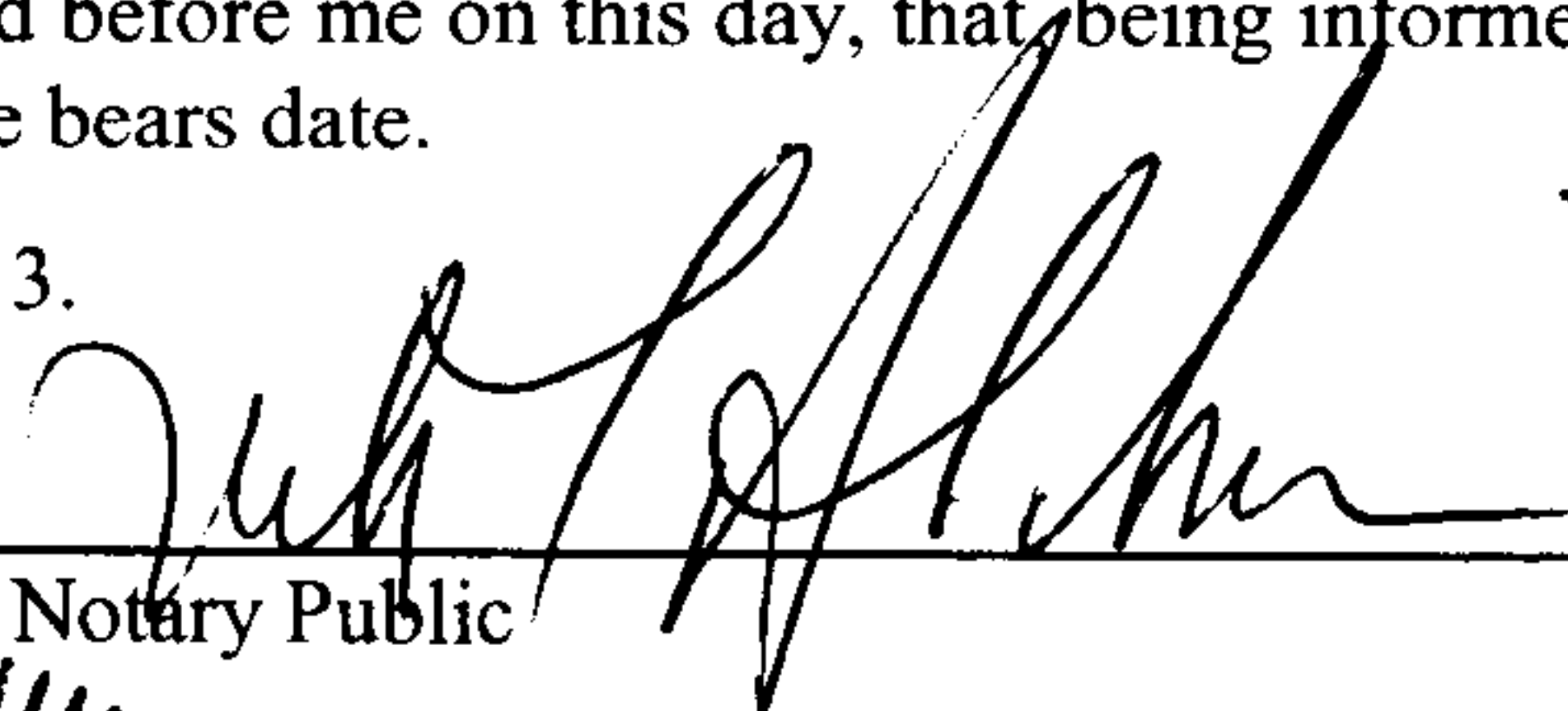
} General Acknowledgment

COUNTY SHELBY

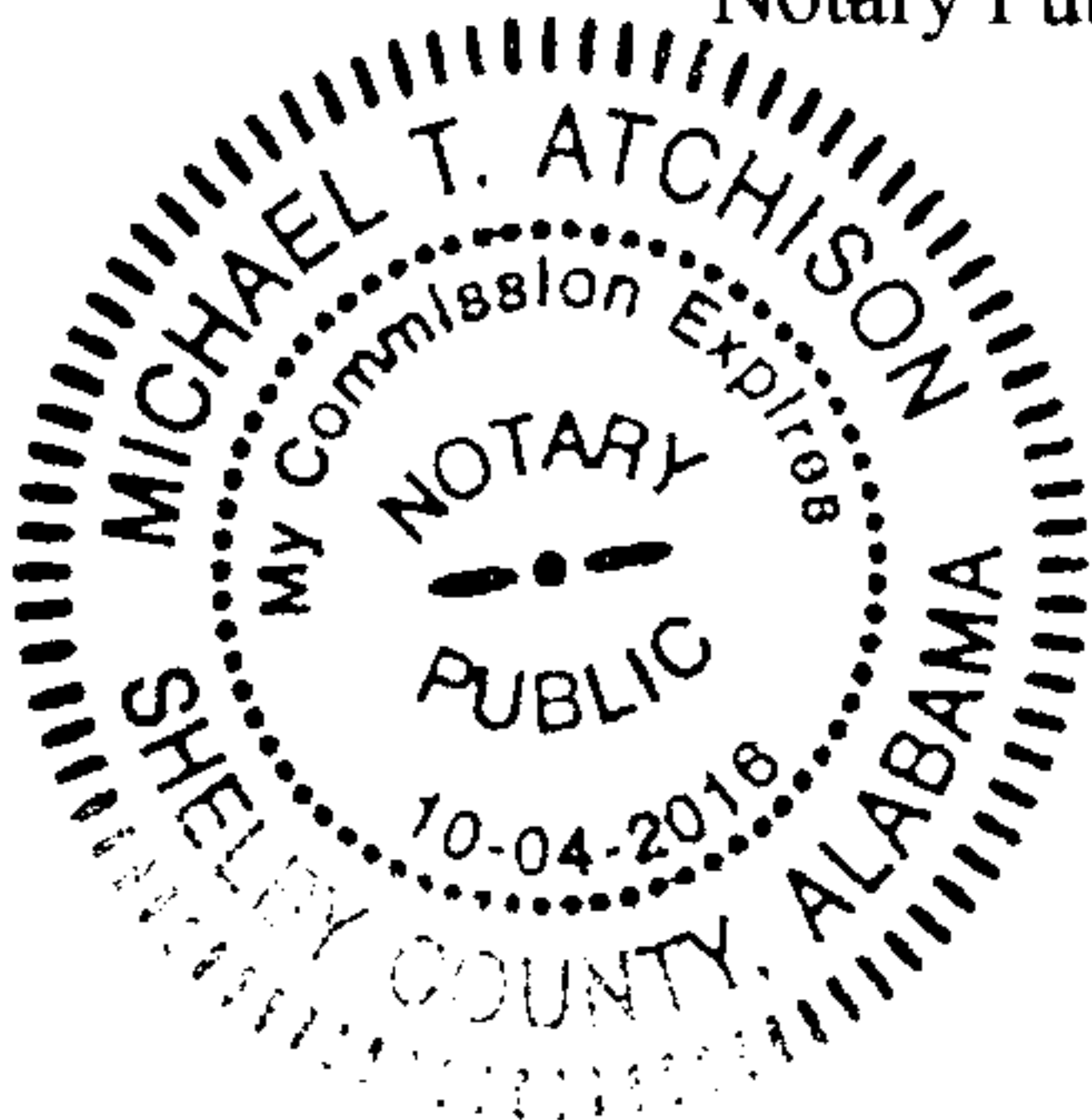
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerusha Hamm whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily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

Given under my hand and official seal this 26th day of April, 2013.

My Commission Expires: 10-4-16



Notary Public



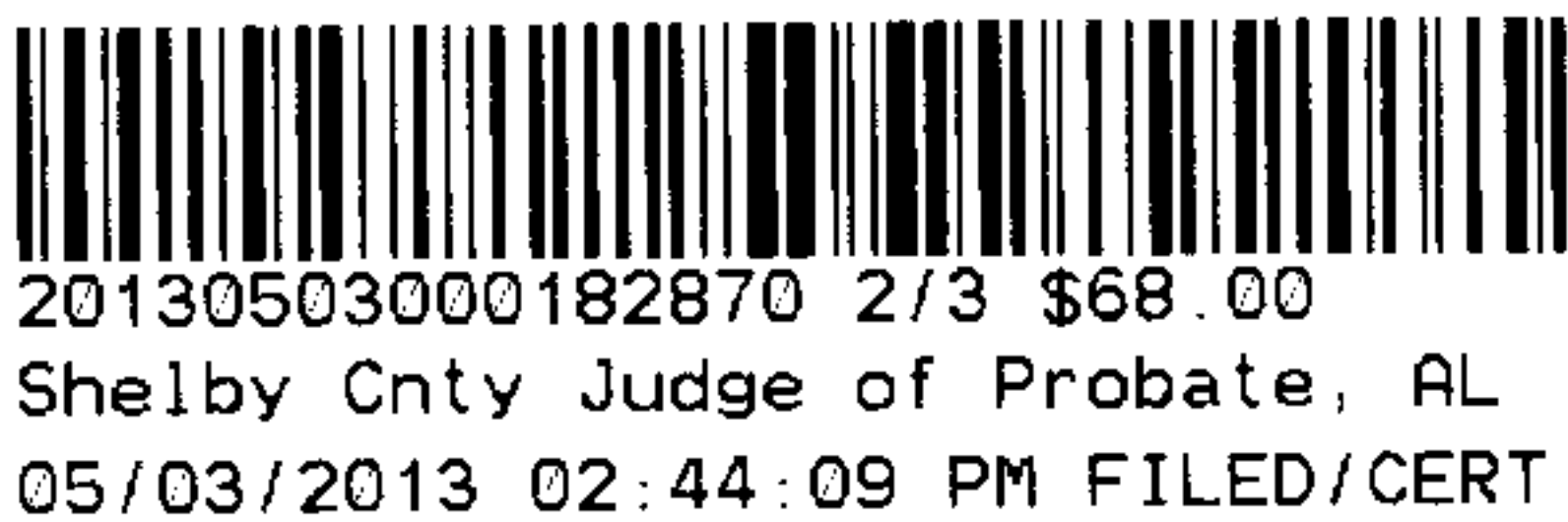

20130503000182870 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
05/03/2013 02:44:09 PM FILED/CERT

Shelby County, AL 05/03/2013
State of Alabama
Deed Tax:\$50.00

EXHIBIT A

Parcel No. 4:
Commence at the northeast corner of the northeast quarter of the southwest quarter of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and run thence South 01 degree 30 minutes 33 seconds East along the East line of said quarter-quarter a distance of 638.18 feet to a steel rebar corner and the point of beginning of the property, Parcel No. 4, being described; thence run South 01 degree 30 minutes 33 seconds East along said accepted quarter-quarter line a distance of 686.06 feet to a steel rebar corner; thence run South 01 degree 31 minutes 22 seconds East along same said accepted quarter-quarter line a distance of 141.24 feet to a steel rebar corner; thence run South 79 degrees 57 minutes 32 seconds West a distance of 235.18 feet to a steel rebar corner on the easterly margin of Shelby County Highway No. 79, AKA the Chancellor-Ferry Road; thence run along said easterly margin of said Highway No. 79 North 30 degrees 53 minutes 29 seconds West a distance of 667.64 feet to a steel rebar corner; thence run North 79 degrees 30 minutes 13 seconds East a distance of 16.67 feet to the P.C. of a curve property line to the left; thence run northeasterly along the arc of said curved property line which parallels the South margin of Pineview Street AKA, Knox Street, said curved line having a central angle of 34 degrees 30 minutes 03 seconds and a radius of 928.44 feet; thence run northeasterly along the arc of said curve an arc distance of 559.06 feet to a steel rebar corner; thence run North 53 degrees 49 minutes 32 seconds East a distance of 60.45 feet to the point of beginning.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 20001-8309 in Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Larry Ingram
2668 Sun Valley Rd
Huntsville Ala 35878

Grantee's Name
Mailing Address

Jerusha Hamm
46 Knox Str
Huntsville Ala 35851

Property Address

2710 Sun Valley Rd

Date of Sale

4-26-13

Total Purchase Price \$

50,000

Or

Actual Value \$

Or

Assessors Market Value \$

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

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date

4-26-13

Unattested

(verified by)

Print

Jerusha Hamm

Sign

Jerusha Hamm

(Grantor/Grantee/Owner/Agent) circle one

