

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

20131127000464790 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/27/2013 01:28:03 PM FILED/CERT

Send Tax Notice to:  
Jason & Wendy Ingram  
136 Little Creek Circle  
Chelsea, AL 35043

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED (\$109,900) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Georgia C. Riley and Louie A. Boone (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Jason Ingram and Wendy Ingram, husband and wife, (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A PART OF LOT 16, ACCORDING TO THE SURVEY OF CHELSEA ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 5, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 653.85 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES LEFT AND RUN SOUTHERLY FOR 610.94 FEET TO THE POINT OF BEGINNING; THENCE TURN 50 DEGREES 52 MINUTES 50 SECONDS LEFT AND RUN SOUTHEASTERLY FOR 276.29 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF LITTLE CREEK CIRCLE; THENCE TURN AN INTERIOR ANGLE OF 85 DEGREES 49 MINUTES LEFT TO CHORD OF A CURVE WITH A DELTA ANGLE OF 07 DEGREES 33 MINUTES AND AN ARC OF 125.13 FEET; THENCE RUN ALONG SAID CHORD FOR 125.04 FEE; THENCE TURN AN INTERIOR ANGLE FROM CHORD OF 94 DEGREES 07 MINUTES LEFT AND RUN NORTHWESTERLY FOR 240.0 FEET; THENCE TURN AN INTERIOR ANGLE OF 102 DEGREES 23 MINUTES 30 SECONDS LEFT AND RUN 127.3 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

Shelby County, AL 11/27/2013  
State of Alabama  
Deed Tax:\$2.00

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21 day of November, 2013.

Georgia C. Riley  
Georgia C. Riley

Louie A. Boone by Georgia C. Riley  
Louie A. Boone by Georgia C. Riley POA D.O.A.

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Georgia C. Riley and Louie A. Boone whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of November, 2013.

Josh Smith  
Notary Public

My Commission Expires: 1/16/17

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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 Georgia C Riley & Louie A Boone  
Mailing Address 7209 Pineview Lane  
McCalla, AL 35111

Grantee's Name Wendy Ingram & Jason Ingram  
Mailing Address 136 Little Creek Circle  
Chelsea, AL 35043

Property Address 136 Little Creek Circle  
Chelsea, AL 35043

Date of Sale 11/27/2013  
Total Purchase Price \$ 109900

or  
Actual Value \$

or  
Assessor's Market Value \$



20131127000464790 3/3 \$22.00  
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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 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 11/21/13

Print Justin Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1