

THIS INSTRUMENT PREPARED BY:
C. Terry Gregg, Jr.
Law Offices of Terry Gregg, L.L.C.
P.O. Box 2924
Tuscaloosa, Alabama 35403

Please Send Tax Notice To:
Clifford T. Gregg
164 Albright Farm Road
Montevallo, AL 35115

SOURCE OF TITLE:

Shelby County
Instrument# 20021025000526350
Instrument# 20021025000526360
STATE OF ALABAMA)
)

Prepared without examination
of title.

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and no/100 (\$500.00) DOLLARS to the undersigned Grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged as sufficient, **Robert David Ingram , a divorced man and Lisa Lively, a married woman**, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey, unto **Clifford T. Gregg, a divorced man**, (herein referred to as GRANTEE), his successors and assigns, all my right, title and interest in and to the following described real estate situated in **Shelby County, Alabama** to-wit:

"Parcel 3"

A parcel of land situated in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW ¼ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and run N 89°43'48" W along the North line of the NE ¼ of the NW ¼ of said Section 12, a distance of 52.00'; thence S 14°18'30" W a distance of 412.87'; thence S 46°10'19" W a distance of 356.73' to the Point of Beginning of said parcel; thence N 89°43'48" W to a distance of 842', more or less, to a point on the East right-of-way line of Shelby County Highway #16; thence southerly along said right-of-way line a distance of 130.58'; thence S 89°43'48" E a distance of 300.00; thence southerly a distance of 294', more or less, to the NE corner of Parcel #27-1-12-0-000-003.001; thence continue southerly along the East line of said parcel a distance of 92.59'; thence S 89°43'48" E to a point on the East line of 30 acres off the West side of the W ½ of the NE ¼ of said Section 12; thence northerly along said East 30 acre line to a point lying S 89°43'48" E from the Point of Beginning; thence N 89°43'48" W to the Point of Beginning.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises along with appurtenances unto the said Grantee, successors or assigns forever;

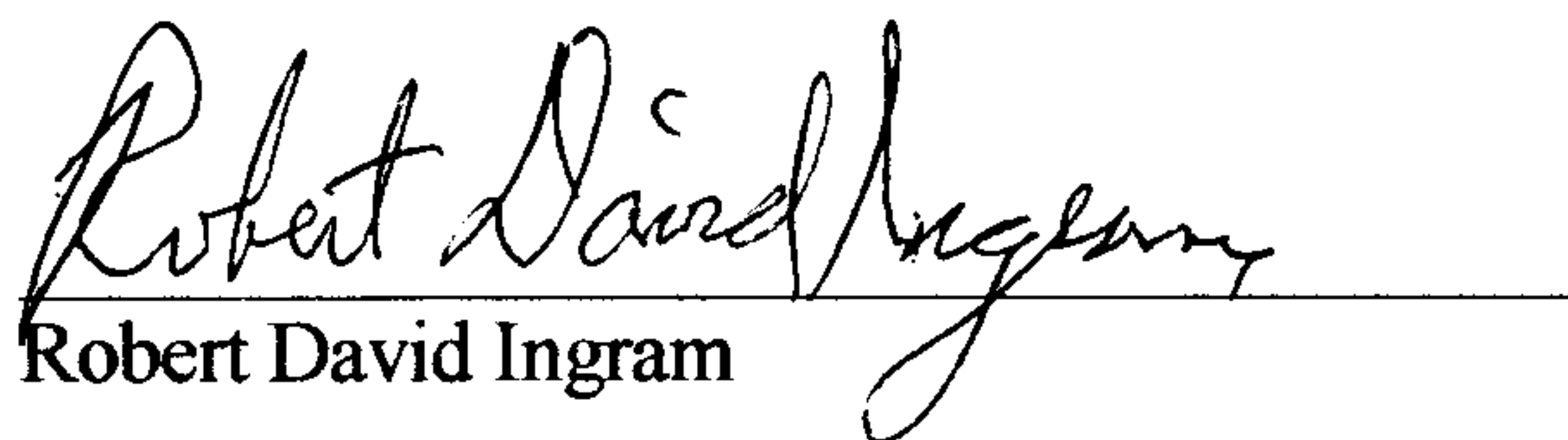
And said GRANTORS do for themselves, their heirs and assigns, covenant with said GRANTEE, his heirs, assigns, executors and administrators that GRANTORS are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it possesses a good right to sell and convey the same as aforesaid, and that they will and their

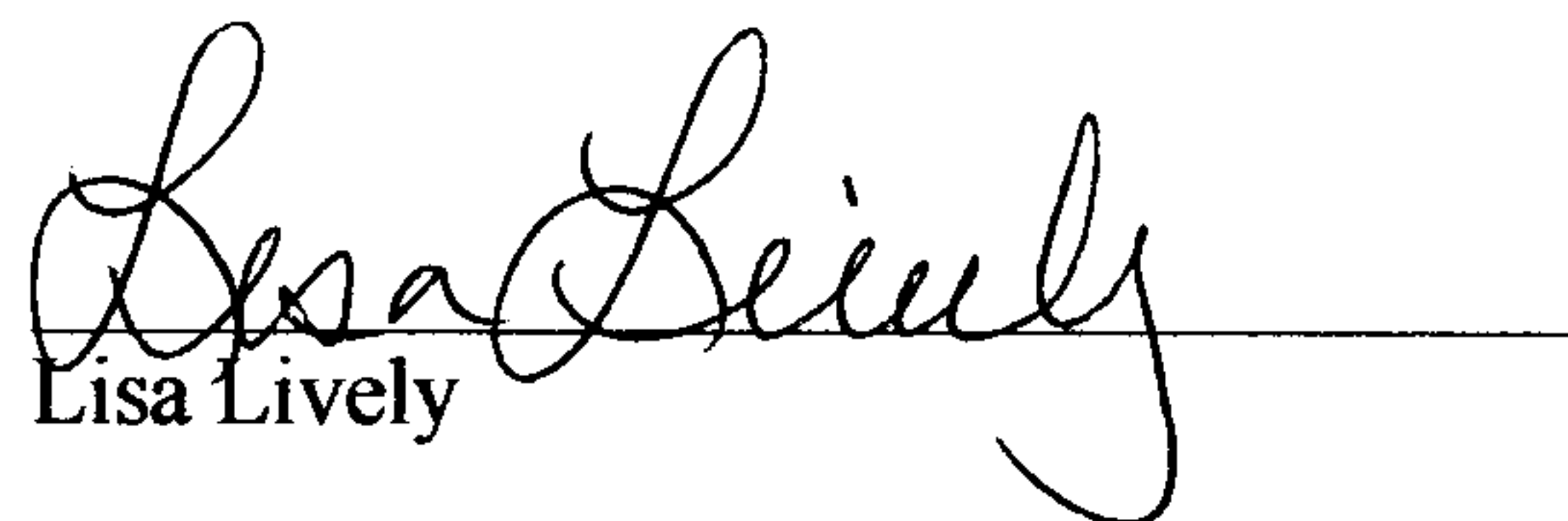
successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

This conveyance is made subject to all restrictions, rights of way and easements affecting the property herein described and conveyed.

This property is known as "Parcel 3" of the Highway 16 Property in Montevallo, Shelby County, Alabama 35115.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this _____ day of May, 2014.

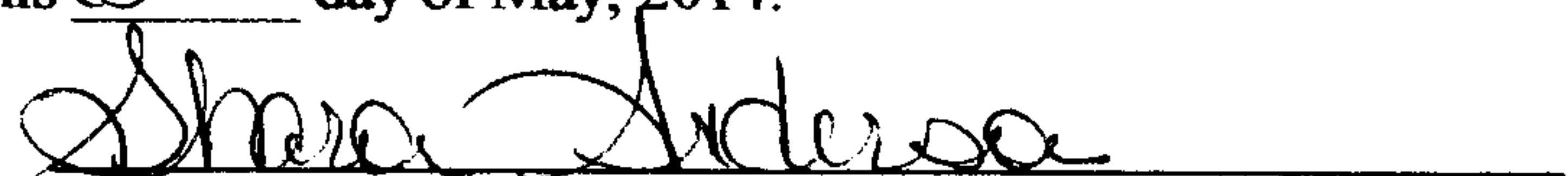

Robert David Ingram


Lisa Lively

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert David Ingram, a divorced man**, 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 executed the same voluntarily on the day the same bears date.

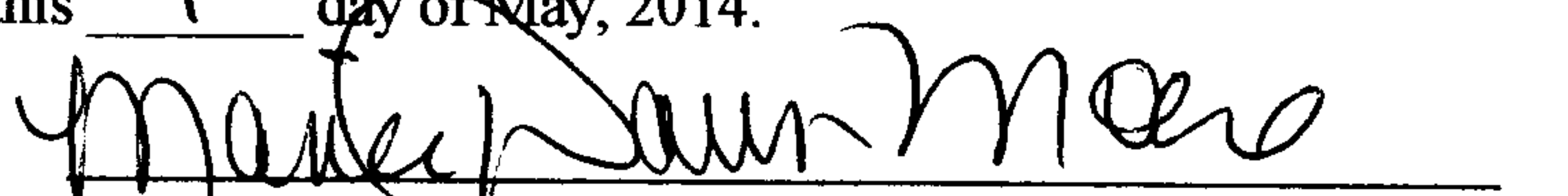
Given under my hand and official seal this 5th day of May, 2014.


NOTARY PUBLIC
My Commission Expires Feb. 22, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa Lively, a married woman**, 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 9 day of May, 2014.


NOTARY PUBLIC
My Commission Expires 07/27/2014

Real Estate Sales Validation Form

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

Grantor's Name Robert Ingram
Mailing Address _____

Grantee's Name Clifford Gregg
Mailing Address 104 Albright Farm Rd
Montevallo AL 35115

Property Address Acenage

Date of Sale 5/5/14
Total Purchase Price \$ 14,000.

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140509000141130 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
05/09/2014 04:06:22 PM FILED/CERT

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 5/9/14

Print

Clifford T Gregg

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1