

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076**

Send Tax Notice to: **Jonathan T. Ingram
Karen K. Ingram
365 Ashville Circle
Montevallo AL 35115**

MINIMUM VALUE: \$102,000.00 (1/2)

Warranty Deed, Jointly For Life With Remainder To Survivor

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

**Jonathan T. Ingram, and wife Karen K. Ingram, whose address is 365 Ashville Circle,
Montevallo, Alabama 35115**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Jonathan T. Ingram, and wife Karen K. Ingram

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lots No. 23 and 24 of Hubbard and Givan's Subdivision of the NW ¼ of the NE ¼ of
Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, according to map
or plat thereof recorded in Map Book 3, page 128, in the Office of the Judge of Probate of
Shelby County, Alabama; being situated in Shelby County, Alabama.**


SUBJECT TO: All rights, easements and reservations of record.

SOURCE OF TITLE: Instrument No. 20120208000046660.

**ADA T. INGRAM (ALSO KNOWN AS ADA THOMPSON INGRAM) A GRANTEE
UPON AFOREMENTIONED SOURCE OF TITLE, DECEASED ON OR ABOUT
MARCH 28, 2014.**

**THE PURPOSE OF THIS DEED IS FOR THE SURVIVING GRANTEE UPON THE
ABOVE REFERENCED SOURCE OF TITLE TO CONVEY SUBJECT PROPERTY TO
HIMSELF AND HIS WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.
THEREFORE, DEED TAX IS REMITTED UPON 1/2 OF THE ASSESSED VALUE.**

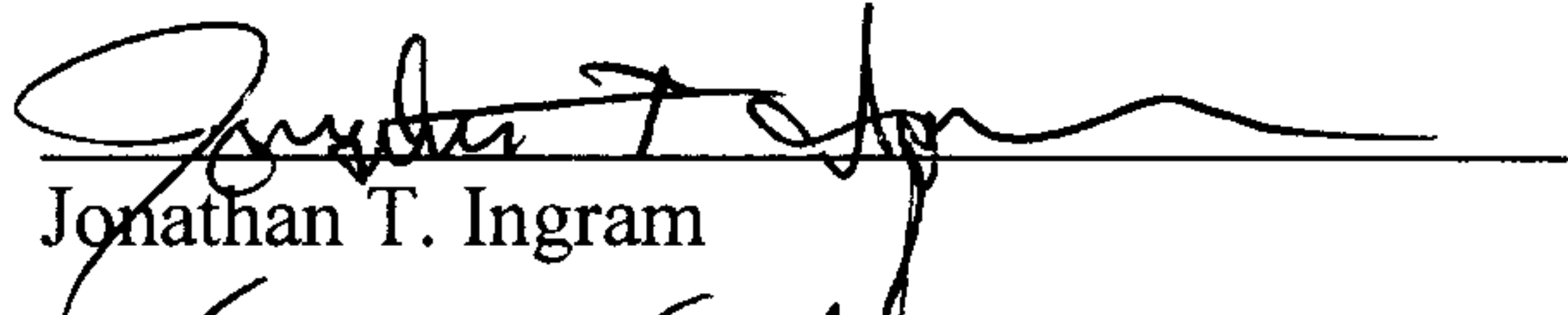

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.


20140606000172210 1/3 \$122.00
Shelby Cnty Judge of Probate, AL
06/06/2014 03:05:35 PM FILED/CERT

Shelby County, AL 06/06/2014
State of Alabama
Deed Tax: \$102.00

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 4th day of June, 2014.



Jonathan T. Ingram

Karen K. Ingram

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Jonathan T. Ingram and Karen K. Ingram**, 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 conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 4th day of June, 2014.


Notary Public
My Commission Expires: 07/31/17


20140606000172210 2/3 \$122.00
Shelby Cnty Judge of Probate, AL
06/06/2014 03:05:35 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Jonathan T. Ingram
365 Ashville Circle
 Mailing Address Montevallo AL 35115

Grantee's Name Jonathan T. Ingram
365 Ashville Circle
 Mailing Address Montevallo, AL 35115

Property Address 365 Ashville Circle
Montevallo, AL 35115

Total Purchase Price \$ _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 102,000.00 (1/2)

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

☐ Appraisal
☒ Other Purpose of Deed is for Joint Spousal Conveyance.

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).

6-4-2014
 Date

Print Jonathan T. Ingram
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
 COUNTY OF SHELBY)

Sworn to and subscribed before me this the 4th day of June, 2014.


 20140606000172210 3/3 \$122.00
 Shelby Cnty Judge of Probate, AL
 06/06/2014 03:05:35 PM FILED/CERT

Notary Public
 My commission expires: 07/31/17