

This instrument was prepared by:  
**Wallace, Ellis, Fowler, Head & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Mr. & Mrs. Donald R. Lansford**  
2125 Sun Valley Road  
Harpersville, AL 35078

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Thousand Eight Hundred Seventy Six and 50/100 Dollars (\$100,876.50)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, and in accordance with the court order dated February 27, 2015, issued by the Probate Court of Shelby County, Alabama, Case No. 2013-000118, the undersigned, **James Walker Ingram, an unmarried man, as to Parcel V and Mattie Thomas, as conservator of Mattie Fracness Benton Ingram, as to Parcel III (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Donald R. Lansford and Deborah C. Lansford, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>th</sup> day of March, 2015.

Shelby County, AL 03/31/2015  
State of Alabama  
Deed Tax: \$101.00

James Walker Ingram  
James/Ingram  
Walker

Mattie Thomas  
Mattie Thomas, as conservator of  
Mattie Fracness Benton Ingram

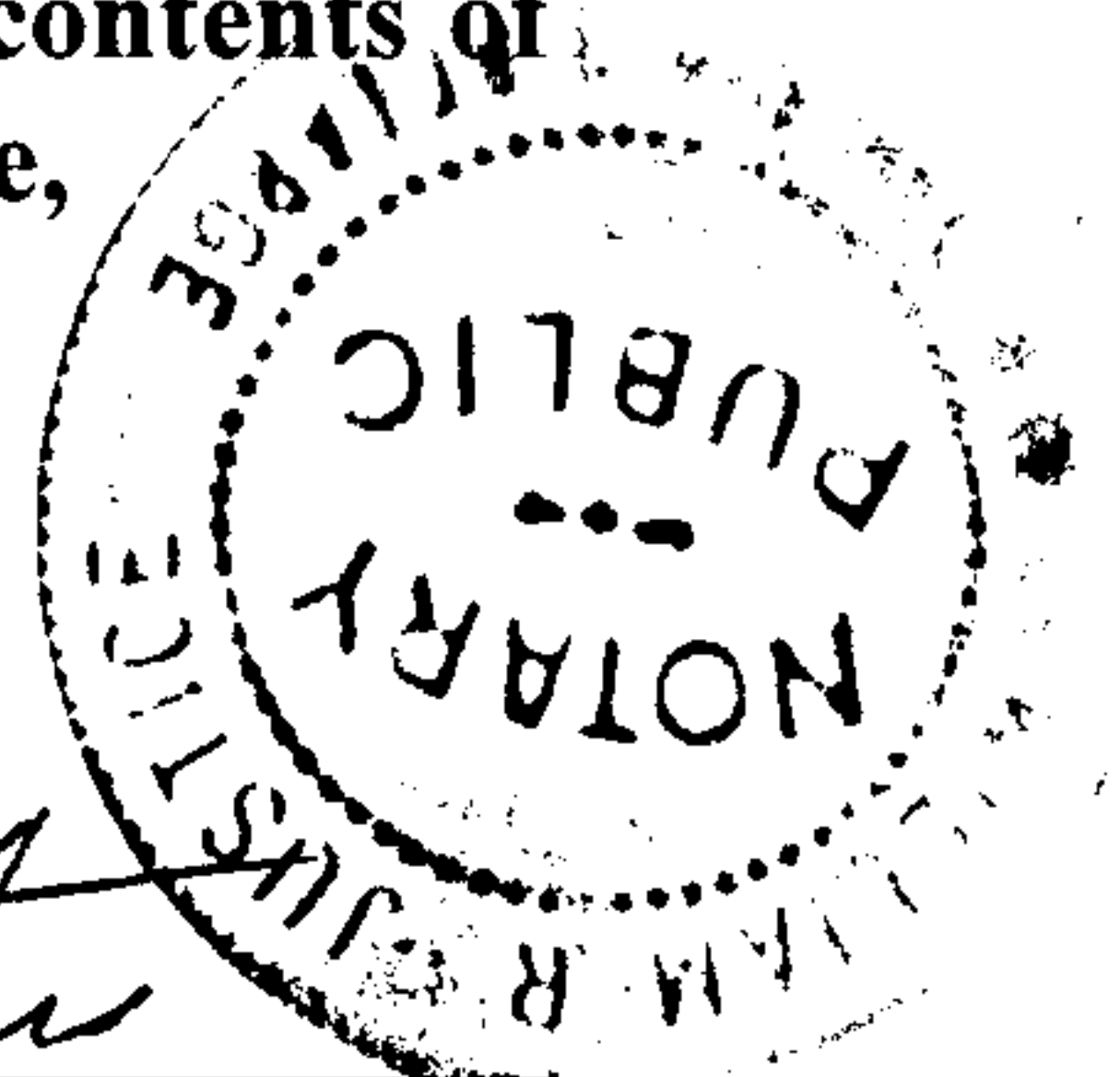
**STATE OF ALABAMA**  
**SHELBY COUNTY**

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mattie Thomas as conservator of Mattie Fracness Benton Ingram, and James Walker 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 the same bears date,**

**Given under my hand and official seal this 27<sup>th</sup> day of March, 2015.**

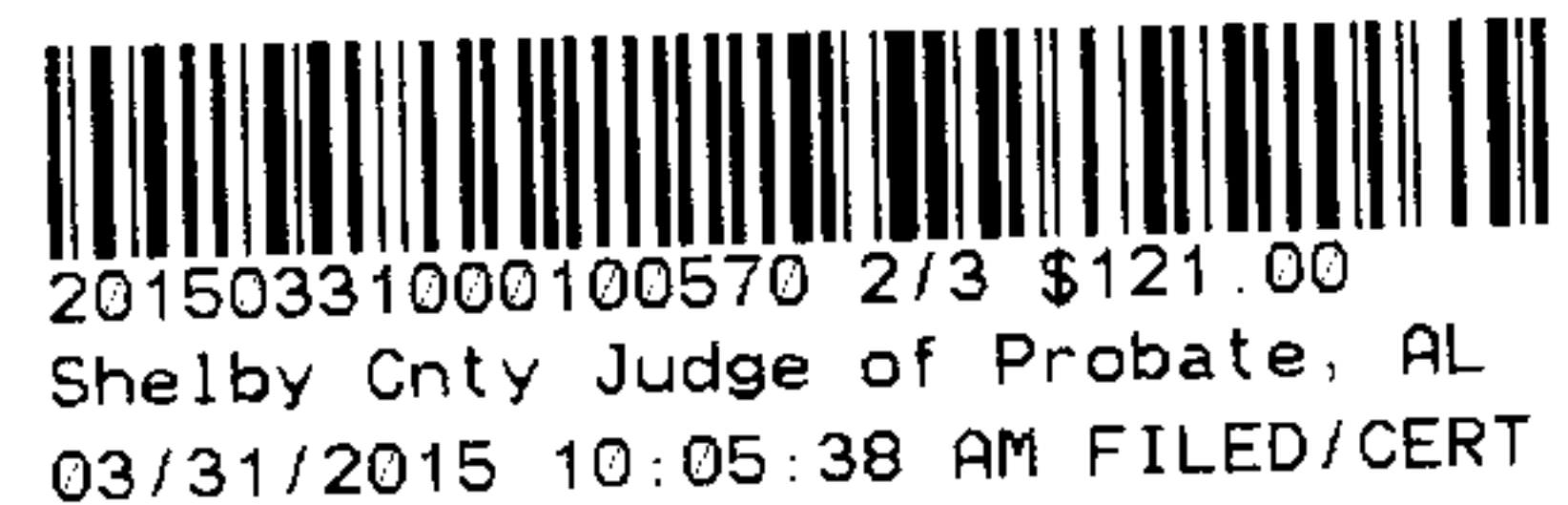
**My Commission Expires:** 9/15/15

Wallace R. Justice  
Notary Public





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



**PARCEL III:**

A parcel of land situated in the Southwest Quarter of the Southeast quarter of Section 11 and the North One Half of Section 14, Township 21 south, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees 42 minutes 47 seconds West along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run North 00 degrees 29 minutes 59 seconds West along the West line of the Southwest Quarter of the Southeast of Section 11 for a distance of 572.93 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue North 00 degrees 29 minutes 59 seconds West along said West line for a distance of 601.99 feet to an iron pin set with SSI cap; thence run South 48 degrees 43 minutes 24 seconds East for a distance of 2240.59 feet to an iron pin set with SSI cap being on the Northwest right of way line of Alabama State Highway #145; thence run South 34 degrees 08 minutes 53 seconds West along said right of line for a distance of 78.85 feet to a point on a curve to the right having a central angle of 03 degrees 15 minutes 00 seconds a radius of 11334.16 feet and a chord bearing of South 35 degrees 46 minutes 21 seconds West; thence run in a southwesterly direction along the arc of said curve and also along said right of way line for a distance of 642.94 feet to a rebar with Ray cap found; thence run North 52 degrees 07 minutes 56 seconds West for a distance of 159.93 feet to a rebar with Ray cap found; thence run South 37 degrees 55 minutes 29 seconds West for a distance of 200.03 feet to a rebar with Ray cap found; thence run South 68 degrees 08 minutes 48 seconds West for a distance of 343.08 feet to a rebar with Shiflett cap found; thence run South 75 degrees 28 minutes 56 seconds West for a distance of 159.98 feet to a rebar with Shiflett cap found; thence run South 52 degrees 29 minutes 58 seconds West for a distance of 363.22 feet to a fence post found; thence run South 28 degrees 16 minutes 15 seconds East for a distance of 347.70 feet to a rebar with Shiflett cap found; thence run South 42 degrees 03 minutes 00 seconds East for a distance of 158.62 feet to a rebar with Shiflett cap found being on the Northwest right of way line of Alabama State Highway #145 and also on a curve to the right having a central angle of 00 degrees 16 minutes 40 seconds, a radius of 11334.16 feet and a chord bearing of south 43 degrees 19 minutes 18 seconds West; thence run in a southwesterly direction along the arc of said curve and also along said right of way line for a distance of 54.97 feet to a point; thence run South 43 degrees 28 minutes 26 seconds West along said right of way line for a distance of 261.73 feet to a rebar with SSI cap set; thence run North 34 degrees 36 minutes 09 seconds West for a distance of 2361.16 feet to a rebar with SSI cap set at a fence; thence run North 88 degrees 36 minutes 09 seconds West for a distance of 2361.16 feet to a rebar with SSI cap set at a fence; thence run North 88 degrees 45 minutes 52 seconds East along said fence for a distance of 1005.05 feet to a 1 inch bolt found; thence run North 03 degrees 20 minutes 05 seconds East along a fence for a distance of 601.31 feet to the Point of Beginning.

LESS AND EXCEPT, property conveyed to Calvin Lovelady in deed recorded in Inst. No. 20130502000180070, Probate Office, Shelby County, Alabama.

**PARCEL V:**

A parcel of land situated in the North One Half of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northeast corner of said Section 14; thence run South 88 degrees 42 minutes 47 seconds West along the North line of said Section 14 and also along the South line of said Section 11 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run North 00 degrees 29 minutes 59 seconds West along the West line of the Southwest Quarter of the Southeast Quarter of Section 11 for a distance of 572.93 feet to an iron pin set with SSI cap; thence continue North 00 degrees 29 minutes 59 seconds West along said West line for a distance of 601.99 feet to an iron pin set with SSI cap; thence run South 48 degrees 43 minutes 24 seconds East for a distance of 2240.59 feet to an iron pin set with SSI cap being on the Northwest right of way line of Alabama State Highway #145; thence run South 34 degrees 08 minutes 53 seconds West along said right of way line for a distance of 78.85 feet to a point on a curve to the right having a central angle of 03 degrees 15 minutes 00 seconds a radius of 11334.16 feet and a chord bearing of South 35 degrees 46 minutes 21 seconds West; thence run in a southwesterly direction along the arc of said curve and also along said right of way line for a distance of 642.54 feet to a rebar with Ray cap found; thence run North 52 degrees 07 minutes 56 seconds West for a distance of 159.93 feet to a rebar with Ray cap found; thence run South 37 degrees 55 minutes 29 seconds West for a distance of 200.03 feet to a rebar with Ray cap found at the Point of Beginning; thence run South 52 degrees 06 minutes 06 seconds East for a distance of 160.00 feet to a rebar with Ray cap found being on the Northwest right of way line of Alabama State Highway #145 and also on a curve to the right having a central angle of 01 degrees 58 minutes 33 seconds, a radius of 11334.16 feet and a chord bearing of south 39 degrees 23 minutes 50 seconds West; thence run in a southwesterly direction along the arc of said curve and also along said right of way line for a distance of 390.84 feet to a rebar with Shiflett cap found; thence run North 35 degrees 46 minutes 18 seconds West for a distance of 336.11 feet to a rebar with Shiflett cap found; thence run North 68 degrees 08 minutes 46 seconds East for a distance of 343.08 feet to the Point of Beginning.



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name James Ingram, 7481 Hwy 61S  
Wilsonville, AL 35186 & Mattie Fracess Ingram  
Mailing Address 127 Bullet Lane  
Wilsonville, AL 35186

Grantee's Name Donald R. & Deborah C. Lansford  
Mailing Address 2125 Sun Valley Road  
Harpersville, AL 35078

Property Address Hwy 61, Wilsonville, AL

Date of Sale March 27, 2015

Total Purchase Price \$ 100,876.50

or

Actual Value \$ \_\_\_\_\_

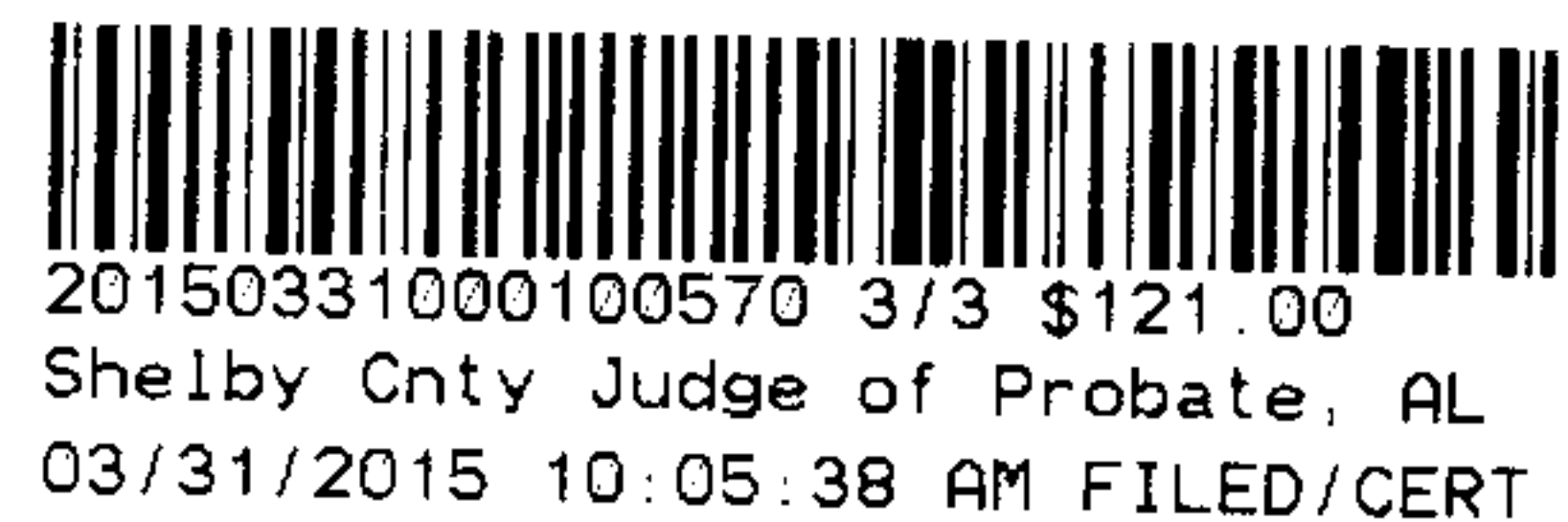
or

Assessor's 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 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 3/27/15

x Sign James Ingram  
(Grantor/Grantee/Owner/Agent) circle one

Print James Ingram

Unattested

(Verified by)