

This instrument was prepared by:
Ellis, Head, Owens & 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 **Seventy One Thousand Eight Hundred Thirty Six and 50/100 Dollars (\$71,836.50)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, the undersigned, **James Walker Ingram, an unmarried man, (herein referred to as grantor, whether one or more)** does 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 7th day of August, 2015.

James Walker Ingram
James Walker Ingram


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Walker Ingram**, 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 7th day of August, 2015.

William R. Justice
Notary Public

My Commission Expires: 9/12/15


20150810000276770 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
08/10/2015 01:12:51 PM FILED/CERT

Shelby County, AL 08/10/2015
State of Alabama
Deed Tax: \$72.00



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:


A parcel of land situated in the Northeast Quarter of the Northwest Quarter 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 for a distance of 2697.90 feet to a rebar found with Wheeler cap; thence run South 55 degrees 35 minutes 14 seconds West for a distance of 48.46 feet to a 1 inch bolt found; thence run South 88 degrees 45 minutes 52 seconds West along a fence for a distance of 1005.05 feet to an iron pin set with SSI cap at the point of beginning; thence run South 34 degrees 36 minutes 09 seconds East for a distance of 1505.28 feet to an iron pin set with SSI cap; thence run South 86 degrees 45 minutes 49 seconds West for a distance of 1206.75 feet to a 1 inch open top iron found locally accepted to be at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said section 14; thence run North 00 degrees 36 minutes 21 seconds East along a fence for a distance of 1299.96 feet to a 2 inch open top iron found locally accepted to be at the Northwest corner of the Northeast Quarter of the Northwest quarter of said Section 14; thence run North 88 degrees 45 minutes 52 seconds East along a fence for a distance of 336.35 feet to the point of beginning.

PARCEL D:

A parcel of land situated in the Southeast 1/4 of Section 11, 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 at the Point of Beginning; thence run North 00 degrees 26 minutes 34 seconds West along said West line for a distance of 354.29 feet to an iron pin found; thence run North 60 degrees 50 minutes 06 seconds East for a distance of 935.58 feet to an iron pin found; thence run South 05 degrees 51 minutes 47 seconds West for a distance of 799.99 feet to an iron pin found; thence run South 30 degrees 17 minutes 45 seconds West for a distance of 279.78 feet to a concrete monument found; thence run South 59 degrees 45 minutes 46 seconds East for a distance of 1610.10 feet to a concrete monument found 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 113.60 feet to a rebar with SSI cap set; thence run South 88 degrees 42 minutes 47 seconds West for a distance of 613.52 feet to a rebar with SSI cap set; thence run North 48 degrees 43 minutes 24 seconds West for a distance of 1736.83 feet to the Point of Beginning.


20150810000276770 2/3 \$92.00
Shelby Cnty Judge of Probate, AL
08/10/2015 01:12:51 PM FILED/CERT

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 Walker Ingram
Mailing Address: 7481 Hwy 61 S.
Wilsonville, AL 35186

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

Property Address: Hwy 61 South, Wilsonville, AL

Date of Sale 8-7-15

Parcel #20-6-14-0-
001-002.013 &
#20-1-11-0-000-
010.000

Total Purchase Price \$ 71,836.50
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 8-7-15

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

Print James Walker Ingram

☐ Unattested

(Verified by)

