

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

Send Tax Notice to:
Willy Benton
104 Bullet Lane
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Thousand Two Hundred and no/100 Dollars (\$9,200.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Walker Ingram, an unmarried man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Willy Benton, Michael Benton, Wendy Thomas and Nicholas Benton (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.

All of the above mention purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.

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 25th day of June, 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, who 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 25th day of June, 2015.

My Commission Expires: 9/12/15

William R. Justice
Notary Public

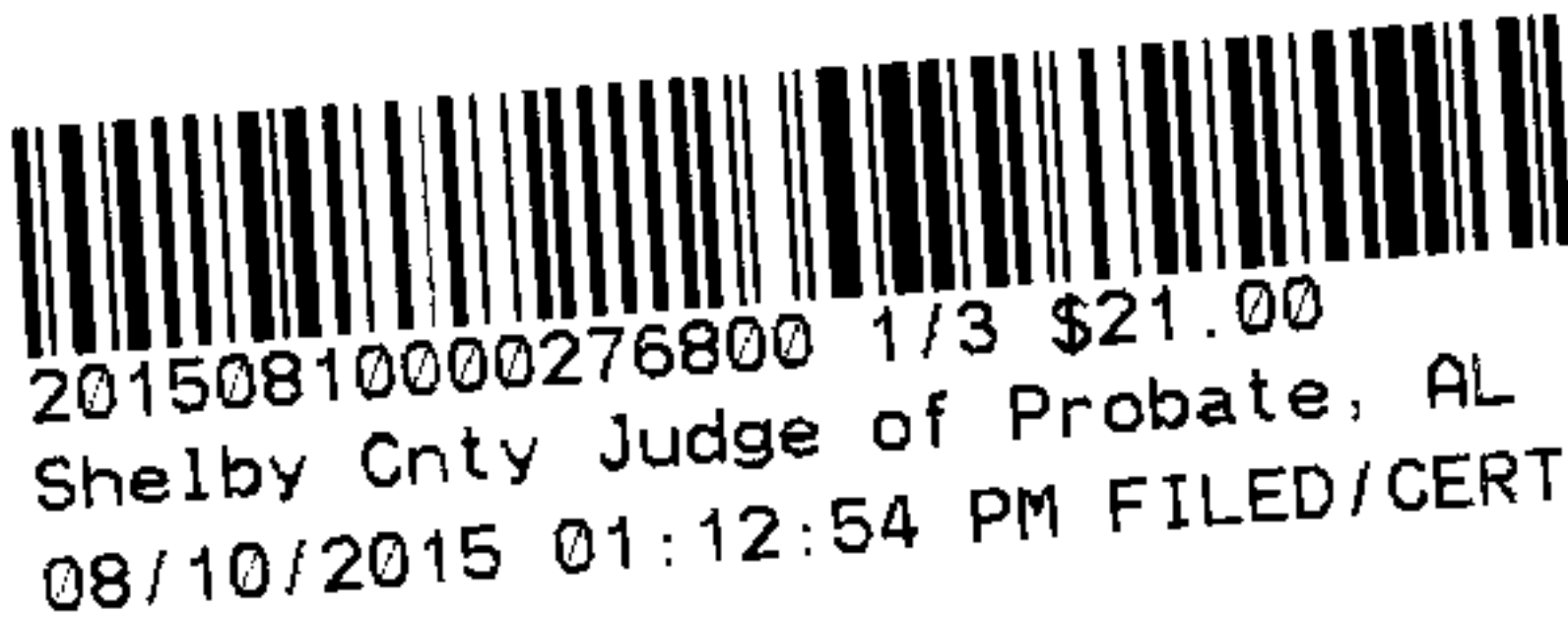
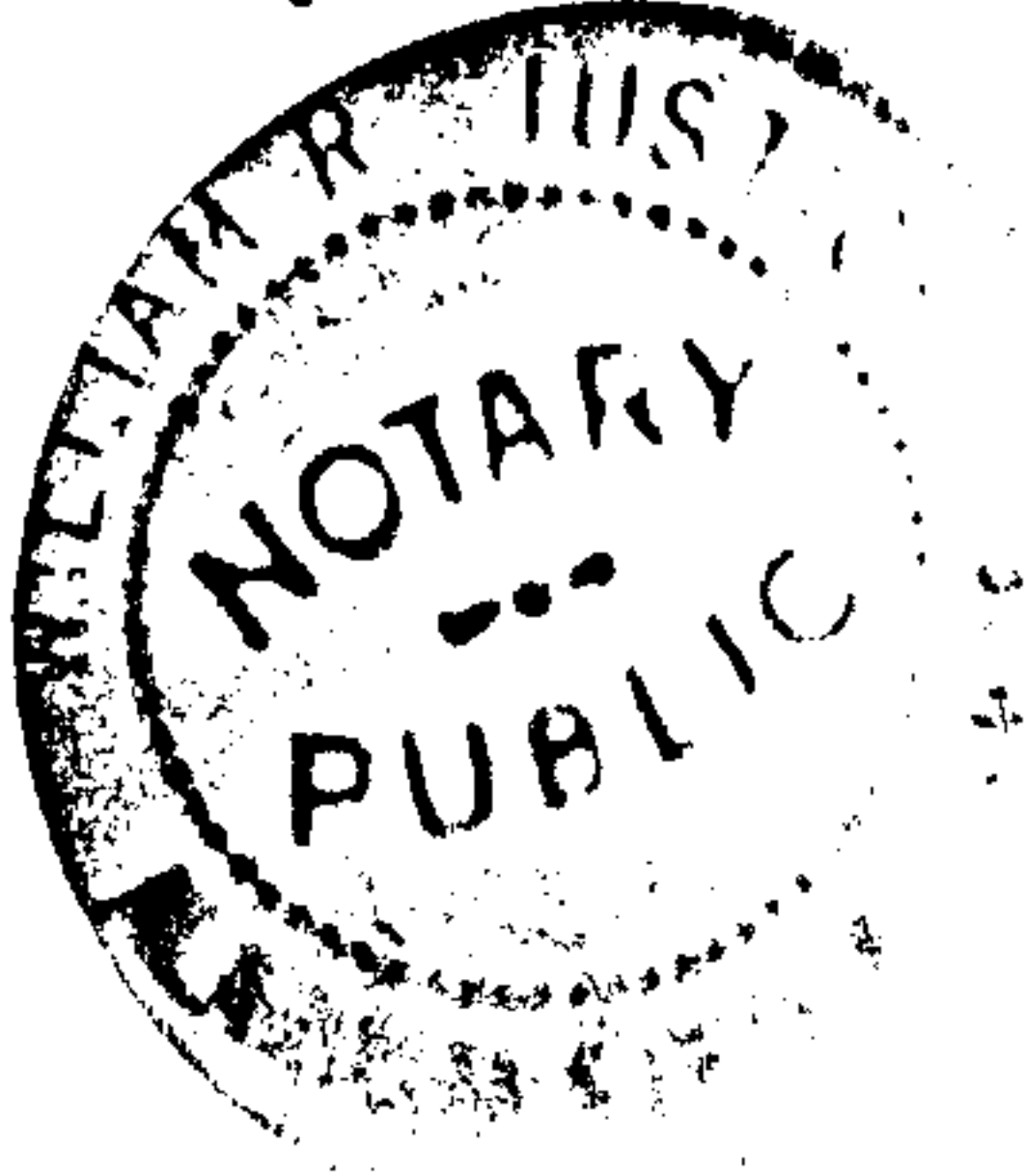


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a ½ inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 11; thence run South 87 degrees, 31 minutes, 15 seconds East along the North line of said quarter-quarter section for a distance of 832.05 feet to a ½ inch rebar found; thence run South 37 degrees, 22 minutes, 16 seconds East for a distance of 594.13 feet to a ½ inch rebar found; thence run South 37 degrees, 25 minutes, 49 seconds East for a distance of 378.05 feet to an iron pin with a Simmons cap found; thence run South 66 degrees, 33 minutes, 07 seconds East for a distance of 1,301.60 feet to an iron pin with a Simmons cap on the East line of the Southeast quarter of said Section 11; thence run South 02 degrees, 35 minutes, 10 seconds West along said East line for a distance of 303.59 feet to an iron pin with a Simmons cap being 1,076.86 feet North of an axle found at the Southeast corner of said Section 11, said iron pin being on the Northwest right-of-way line of Alabama Highway #145; thence run South 36 degrees, 47 minutes, 00 seconds West along said Northwest right-of-way line for a distance of 123.05 feet to an iron pin set at the point of beginning; thence run North 53 degrees, 31 minutes, 48 seconds West leaving said right-of-way for a distance of 141.23 feet to an iron pin set; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 600.00 feet to an iron pin set; thence run South 53 degrees, 31 minutes, 48 seconds East for a distance of 150.00 feet to an iron pin set on said Northwest right-of-way line; thence run Northeast along said right-of-way a distance of 600.00 feet, more or less, to the point of beginning.


20150810000276800 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/10/2015 01:12:54 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

Grantee's Name Willy Benton, Michael Benton, Wendy Thomas,
Nicholas Benton

Mailing Address: 7481 Hwy 61
Wilsonville, AL 35186

Mailing Address: 104 Bullett Lane
Wilsonville, AL 35186

Bullett Lane
Property Address: Wilsonville, AL

Date: 6-25-15

Total Purchase Price \$ 9,200.00

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 – Deed

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 6-25-15

Sign

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

Print

James Walker Ingram

☐ Unattested

(Verified by)


20150810000276800 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
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