

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ruth Rena Morris
4470 Spring Creek Rd
Montevallo, AL 35115

20160801000269910
08/01/2016 01:06:08 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Three Thousand And No/100 Dollars (\$123,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Pauline S. Ingram, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ruth Rena Morris (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

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

Begin at a 1 ½ inch pipe found locally accepted to be the SW corner of the NE ¼ of the SE ¼ of said Section 12; thence run S 89°21'20"E, along the South line of said ¼ - ¼ for a distance of 439.87 feet to a found ½ inch rebar; thence run N 03°10'12"W for a distance of 211.24 feet to an iron pin found with a farmer cap; thence run N 03°09'14"W, for a distance of 346.08 feet to an iron pin found with a farmer cap on the Southerly right-of-way line of Spring Creek Road; thence run S 60°43'19"W, for a distance of 486.20 feet to a found 5/8" rebar; thence run S 02°43'51"E, for a distance of 314.10 feet to the point of beginning; said parcel containing 4.37 acres, more or less.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighty-Three Thousand And No/100 Dollars (\$83,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Pauline S. Ingram is the surviving grantee of that certain Warranty Deed recorded in Book 332, page 624. The other grantee, Sidney Jack Ingram is deceased, having died on or about May 12, 2009. Pauline S. Ingram and Sidney Jack Ingram were continuously married from the date they acquired title to the property until the date of his death.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

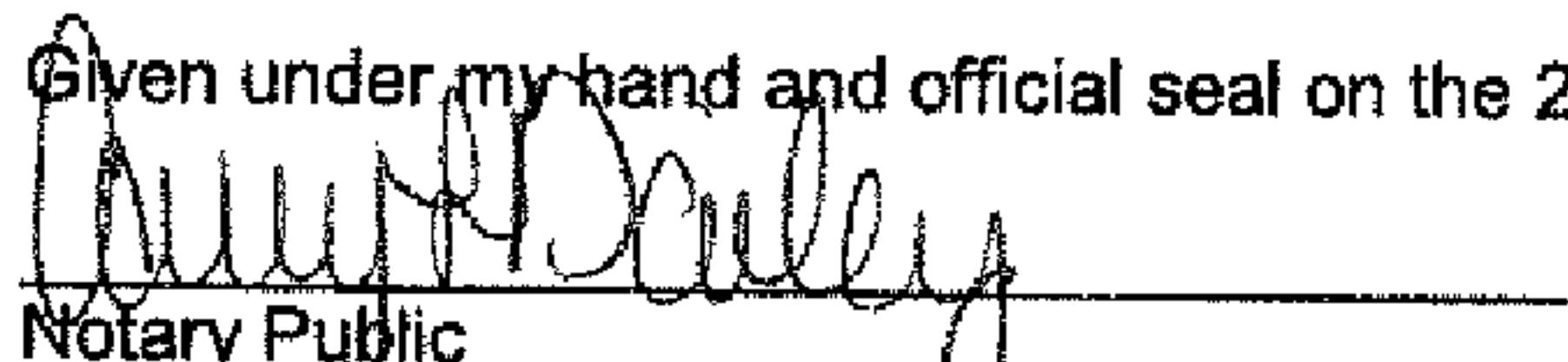
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2016.


Pauline S. Ingram

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pauline S. Ingram, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 29th day of July, 2016.


Notary Public

My commission expires: 6/4/18



20160801000269910 08/01/2016 01:06:08 PM DEEDS 2/2

Grantor's Name Pauline S. Ingram
Mailing Address 4470 Spring Creek Rd
Montevallo, AL 35115

Grantee's Name Ruth Rena Morris
Mailing Address 1022 Windsor Court
Alabaster, AL 35007

Property Address 4470 Spring Creek Rd
Montevallo, AL 35115

Date of Sale July 29, 2016
Total Purchase Price \$123,000.00

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:

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 - Pauline S. Ingram, 4470 Spring Creek Rd, Montevallo, AL 35115.

Grantee's name and mailing address - Ruth Rena Morris, 1022 Windsor Court, Alabaster, AL 35007.

Property address - 4470 Spring Creek Rd, Montevallo, AL 35115

Date of Sale - July 29, 2016.

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).

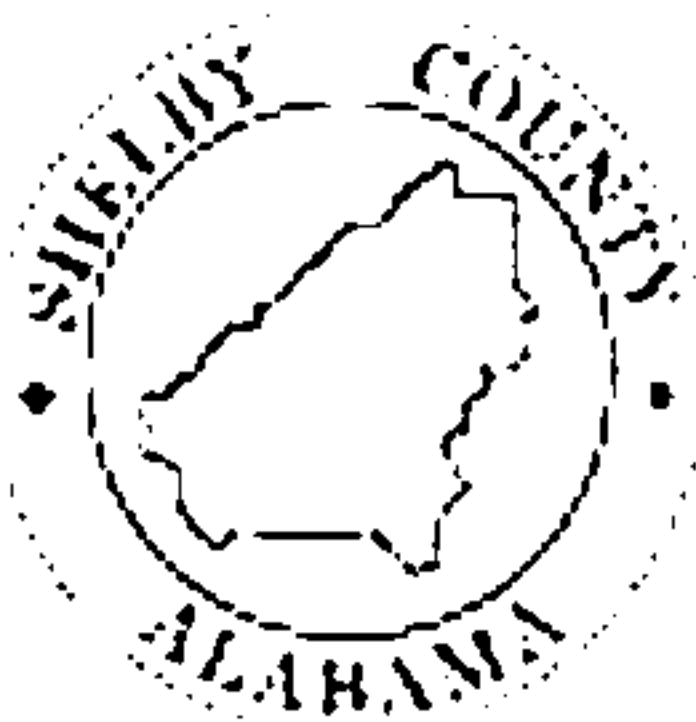
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 29, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2016 01:06:08 PM
\$58.00 CHERRY
20160801000269910