

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

Send Tax Notice to:
James C. & Kimberly D. Fuller
10231 North Main Street
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 **Sixty Five Thousand and No/00 Dollars (\$65,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James Ingram and wife, Ethelene Ingram a/k/a James Harold Ingram and Ethelene M. Ingram, as to Parcel I and Parcel II (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto **James C. Fuller and Kimberly D. Fuller, (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 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$40,000.00 OF THE ABOVE RECITED PURCHASE PRICE IS BEING PAID BY A PURCHASE MONEY MORTGAGE RECORDED SIMULTANEOUSLY HERewith.


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

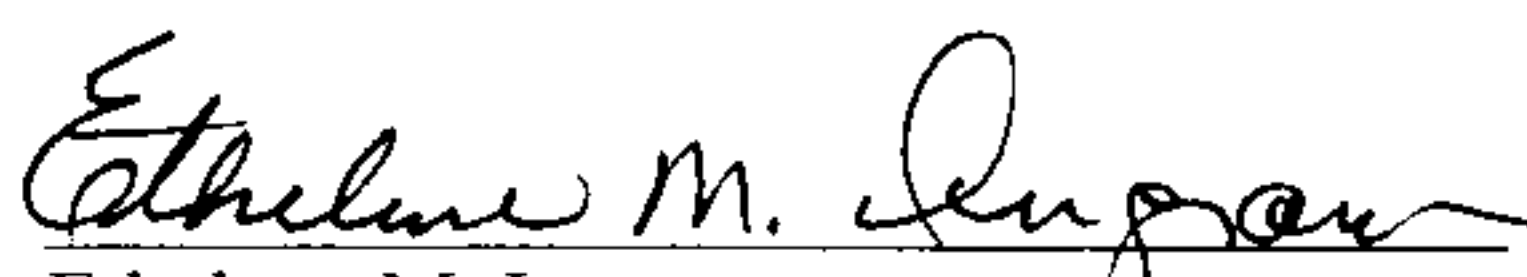
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 27th day of February, 2017.


20170228000069480 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
02/28/2017 03:58:21 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY


James Harold Ingram


Ethelene M. Ingram

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Harold Ingram and Ethelene M. Ingram, who 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 27th day of February, 2017.


Notary Public

My Commission Expires: 9-11-19

Shelby County, AL 02/28/2017
State of Alabama
Deed Tax: \$25.00

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 1, Township 21 south, Range 1 East and run East along the North line thereof 376.00 feet to the Point of Beginning ; thence continue along the last described course 452.05 feet; thence 89 degrees 59 minutes 53 seconds right and run 696.00 feet; thence 90 degrees 00 minutes 07 seconds right and run 450.20 feet; thence 89 degrees 50 minutes 06 seconds right and run 696.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of Thomas E. Simmons, LS 12945, dated December 31, 1991.

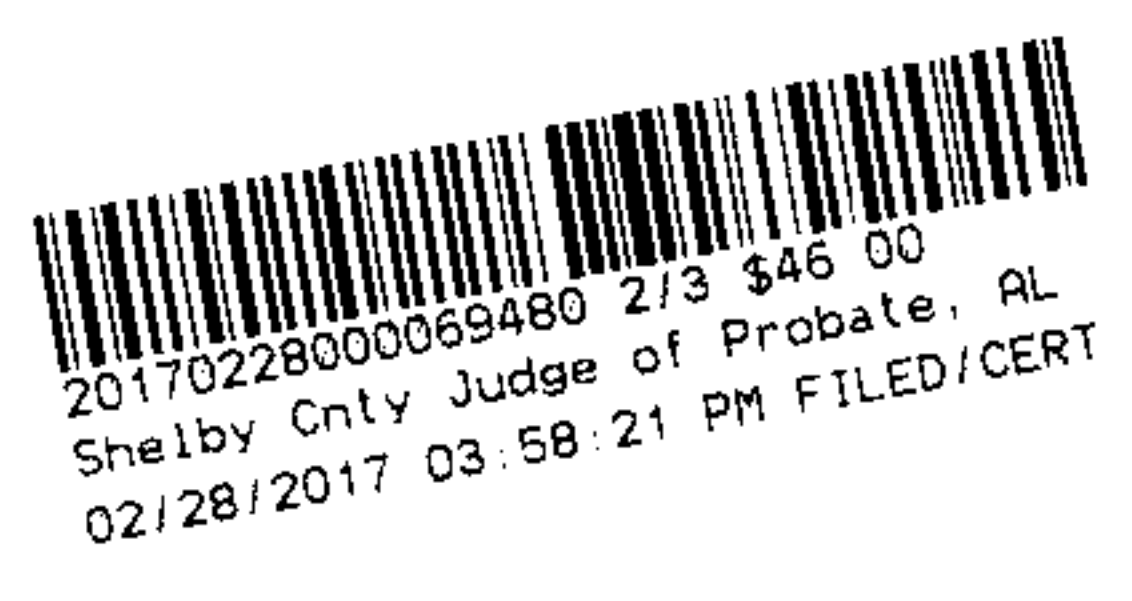
TRACT II:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence proceed in a southerly direction along the East boundary of said section for 1324.93 feet to the Southeast corner of the NE 1/4 of the NE 1/4; Section 1, Township 21 South, Range 1 East; thence turn an angle of 90 degrees 04 minutes 37 seconds to the right and run along the South boundary of said 1/4-1/4 section for 500.94 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 210.00 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction for 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to the point of beginning. Said parcel is lying in the NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

ALSO, conveyed:

Beginning at the Northeast corner of above Tract II and run North along an extension of the East line of Tract II 215.51 feet; thence turn left 90 degrees 00 minutes and run West to the center of an unnamed dirt road; thence turn left and run southerly along the centerline of said unnamed dirt road a distance of 215 feet, more or less, to a point due West of the Northwest corner of Tract II; thence turn left and run East along the North line of Tract II an extension thereof a distance of 220 feet, more or less, to the point of beginning; Also, beginning at the Southwest corner of Tract II and run West a distance of 40 feet; thence turn right and run North a distance of 30 feet, more or less, to the centerline of an unnamed dirt road; thence continue northerly along the centerline of said unnamed dirt road to a point due West of the Northwest corner of Tract II; thence turn right and run East a distance of 10 feet, more or less, to the Northwest corner of Tract II; thence turn right and run South along the West line of Tract II, a distance of 210.00 feet to the point of beginning. Situated in the NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

J H T
EQ



Real Estate Sales Validation Form

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

(Seller)

Grantor's Name James H. & Ethelene M. Ingram
Mailing Address 154 Trackside Drive
Wilsonville, AL 35186

(Buyer)

Grantee's Name James C. & Kimberly D. Fuller
Mailing Address 10231 North Main Street
Wilsonville, AL 35186

Property Address: Bush Drive
Wilsonville, AL

Date of Sale 2-27-17

Total Purchase Price \$ 65,000.00

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 - 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 2-27-17

x Sign Ethelene M. Ingram
(Grantor/Grantee/Owner/Agent) circle one

x Print Ethelene M. INGRAM

____ Unattested

____ (Verified by)