

This Instrument was Prepared by:

Send Tax Notice To: Eason Merrell

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P.O. Box 234
Wilcox, AL 35186

File No.: S-17-24269

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Louis E. Ingram and wife, Betty Ingram** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eason Merrell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of November, 2017.

Louis E. Ingram

Louis E. Ingram

Betty Ingram

Betty Ingram

State of Alabama

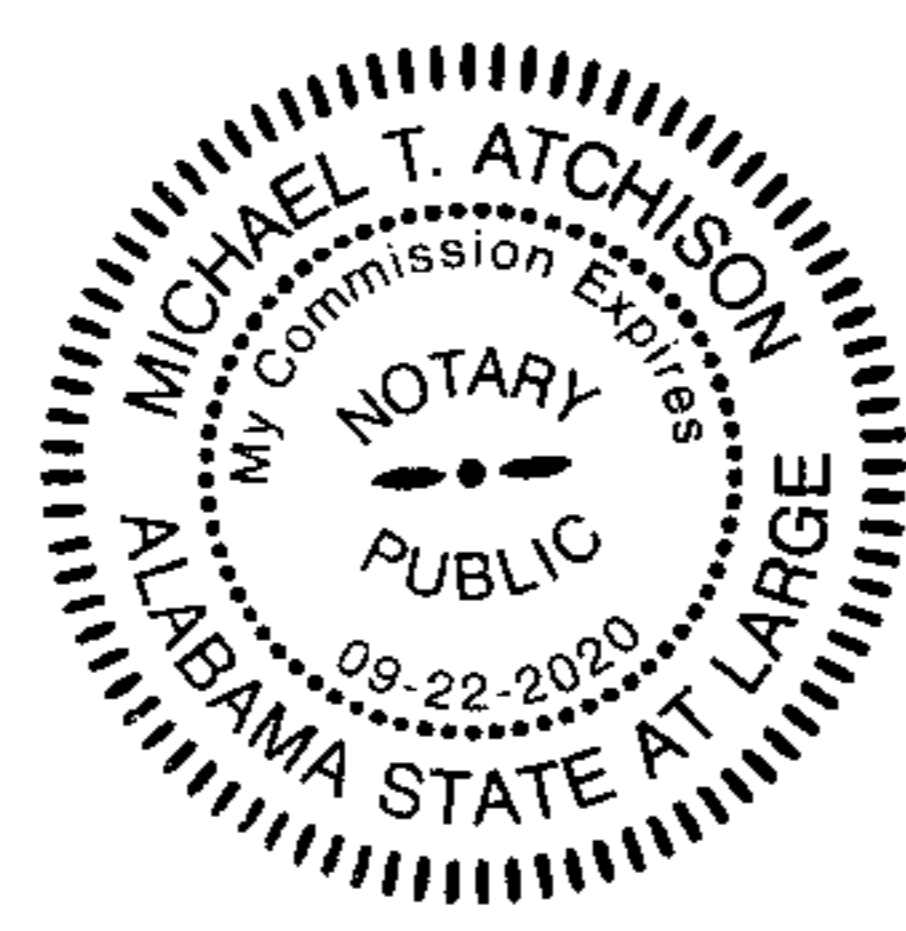
County of Shelby

I, Mike t. Atchison, a Notary Public in and for the said County in said State, hereby certify that Louis E. Ingram and Betty 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 this the 28th day of November, 2017.

Mike T. Atchison

Notary Public, State of Alabama
Mike t. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 11/29/2017
State of Alabama
Deed Tax: \$40.00

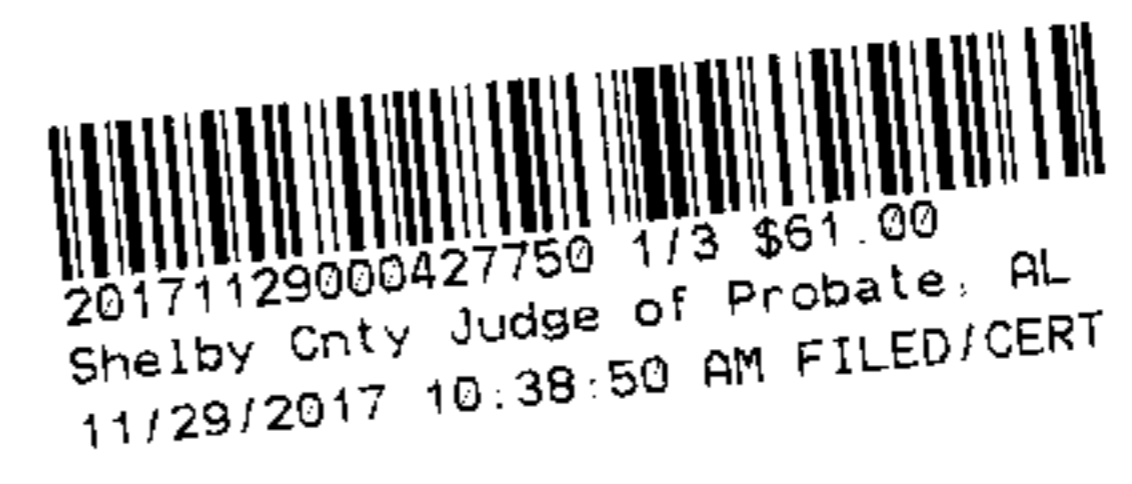


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the E 1/2 of SW 1/4 of SE 1/4, Section 35, Township 20 South, Range 1 East; thence run North along the West line of said E 1/2 of SW 1/4 of SE 1/4, a distance of 651.60 feet; thence turn an angle of 90 degrees 18 minutes 52 seconds to the right and run a distance of 30.00 feet to the point of beginning; thence continue in the same direction a distance of 208.71 feet; thence an angle of 89 degrees 41 minutes 08 seconds to the right and run a distance of 208.71 feet; thence turn an angle of 90 degrees 18 minutes 52 seconds to the right and run a distance of 208.71 feet; thence turn an angle of 89 degrees 41 minutes 08 seconds to the right and run a distance of 208.71 feet to the point of beginning. Situated in the E 1/2 of the SW 1/4 of SE 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.


ALSO, an easement for a drive described as:

Commence at the SW corner of the E 1/2 of the SW 1/4 of SE 1/4, Section 35, Township 20 South, Range 1 East; thence run North along the West line of said E 1/2 of SW 1/4 of SE 1/4 a distance of 20.10 feet to the North right of way of Shelby County Highway No. 48 and the point of beginning; thence continue in the same direction a distance of 631.50 feet; thence turn an angle of 90 degrees 18 minutes 52 seconds to the right and run a distance of 30.00 feet; thence turn an angle of 89 degrees 41 minutes 08 seconds to the right and run a distance of 631.59 feet to the North right of way of Shelby County Highway No. 48; thence turn an angle of 90 degrees 29 minutes 41 seconds to the right and run along said highway right of way a distance of 30.00 feet to the point of beginning.

ALSO, an easement as follows:

An easement 10 feet wide, 5.0-feet on either side of a center line described as follows:

Commence at the SW corner of the E 1/2 of the SW 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 East; thence run North along the West line of said 1/4 -1/4-1/4 line a distance of 651.60 feet; thence turn an angle of 90 degrees 18 minutes 52 seconds to the right and run a distance of 238.71 feet; thence turn an angle of 89 degrees 41 minutes 08 seconds to the right and run a distance of 153.70 feet to the point of beginning; thence turn an angle of 34 degrees 00 minutes to the left and run a distance of 118.00 feet; thence turn an angle of 20 degrees 30 minutes to the left and run a distance of 48.00 feet; thence turn an angle of 52 degrees 45 minutes to the left and run a distance of 60.00 feet, more or less, to a water well, and the point of ending. Situated in the E 1/2 of the SW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.


20171129000427750 2/3 \$61.00
Shelby Cnty Judge of Probate: AL
11/29/2017 10:38:50 AM 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	<u>Louis E. Ingram</u>	Grantee's Name	<u>Eason Merrell</u>
Mailing Address	<u>2791 Blue Spring Rd</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>P.O. Box 234</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>110 Sunset Strip</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>November 28, 2017</u>
		Total Purchase Price	<u>\$40,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 November 21, 2017


Print Louis E. Ingram

Unattested

(verified by)

Sign Louis E. Ingram

(Grantor/Grantee/Owner/Agent) circle one


20171129000427750 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
11/29/2017 10:38:50 AM FILED/CERT

Form RT-1