

Send tax notice to: Alan Jay Ingram, 3416 Charingwood Lane, Birmingham, Al. 35243

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

20171206000436890
12/06/2017 09:45:45 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred forty thousand and no/100 (\$240,000.00)** as 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

✓ **Donnie Lee Williams, an unmarried man, whose mailing address is:**

Donnie Williams PO: Box 683397 Park City, UT 84068

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Alan Jay Ingram, whose mailing address is: 3416 Charingwood Lane, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3416 Charingwood Lane, Birmingham, Al. 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

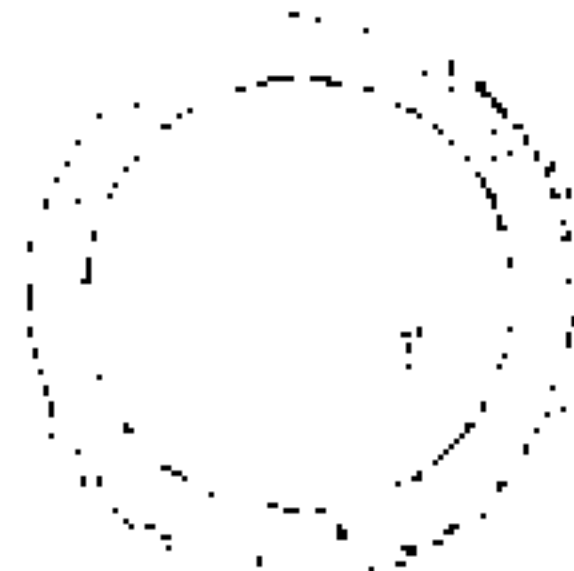
Subject to: All easements, restrictions and rights of way of record.

\$228,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this ✓ 21st day of December, 2017.



Donnie Williams

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 17-4963

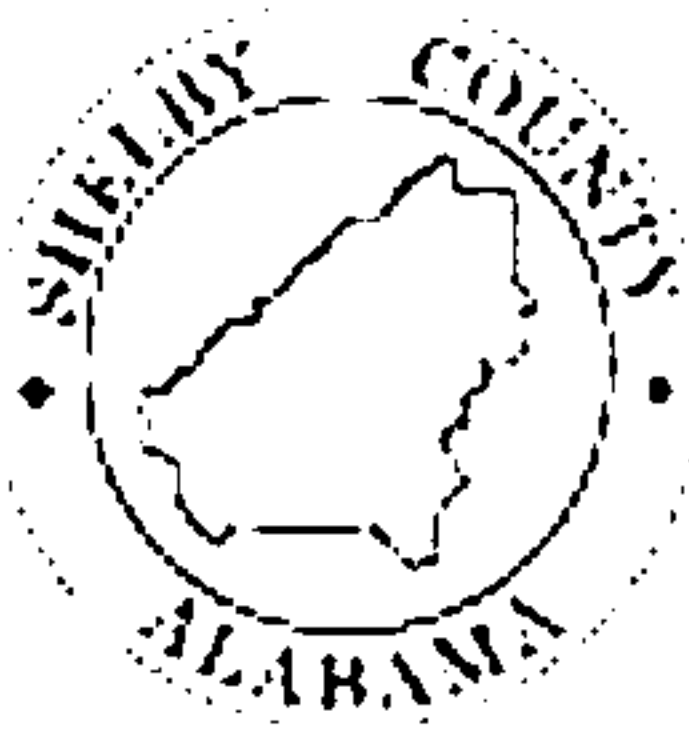
Lot 3, in Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42, in the Probate Office of Shelby County Alabama.

ALSO:

A Portion of Lot 2, in Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 2, and run in a southerly direction along the east boundary of line of Lot 2 a distance of 15.0 feet; thence turn right and run in a westerly direction to a point on the west boundary line of said Lot 2 that is 15 feet south of the northwest corner of Lot 2; thence turn right and run a distance of 15.0 feet to the northwest corner of Lot 2; thence turn right and run in an easterly direction along the north line of Lot 2 to the Point of Beginning.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

THE PROCEEDS OF THIS LOAN HAVE BEEN APPLIED TO THE PURCHASE PRICE OF THE PROPERTY HEREIN CONVEYED TO MORTGAGOR SIMULTANEOUSLY HEREWITH.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 09:45:45 AM
\$30.00 CHERRY
20171206000436890

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the typed name of the Probate Judge.