

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, **William L. Ingram in his capacity as Trustee of the Juliette Brantley Ingram Revocable Living Trust**, the undersigned Grantor, do grant, bargain, sell and convey 1/2 interest to **Juliette Brantley Ingram, a widow**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:;

All of the Southwest Quarter of the Northwest Quarter of Section 12, Township 22, Range 3 West, except fourteen acres off of the north end thereof.

Source of Title: 20170627000229110

This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

Subject to a certain mortgage held by Wells Fargo.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, and administrators in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, her heirs, executors and administrators, that I am lawfully seized in fee

simple of said real property, and that it is free from all encumbrances, that we have a good right to sell and convey the same; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, executors, and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 28
day of August, 2018.

 (SEAL)
**William L. Ingram in his capacity as Trustee of
the Juliette Brantley Ingram Revocable Living
Trust**

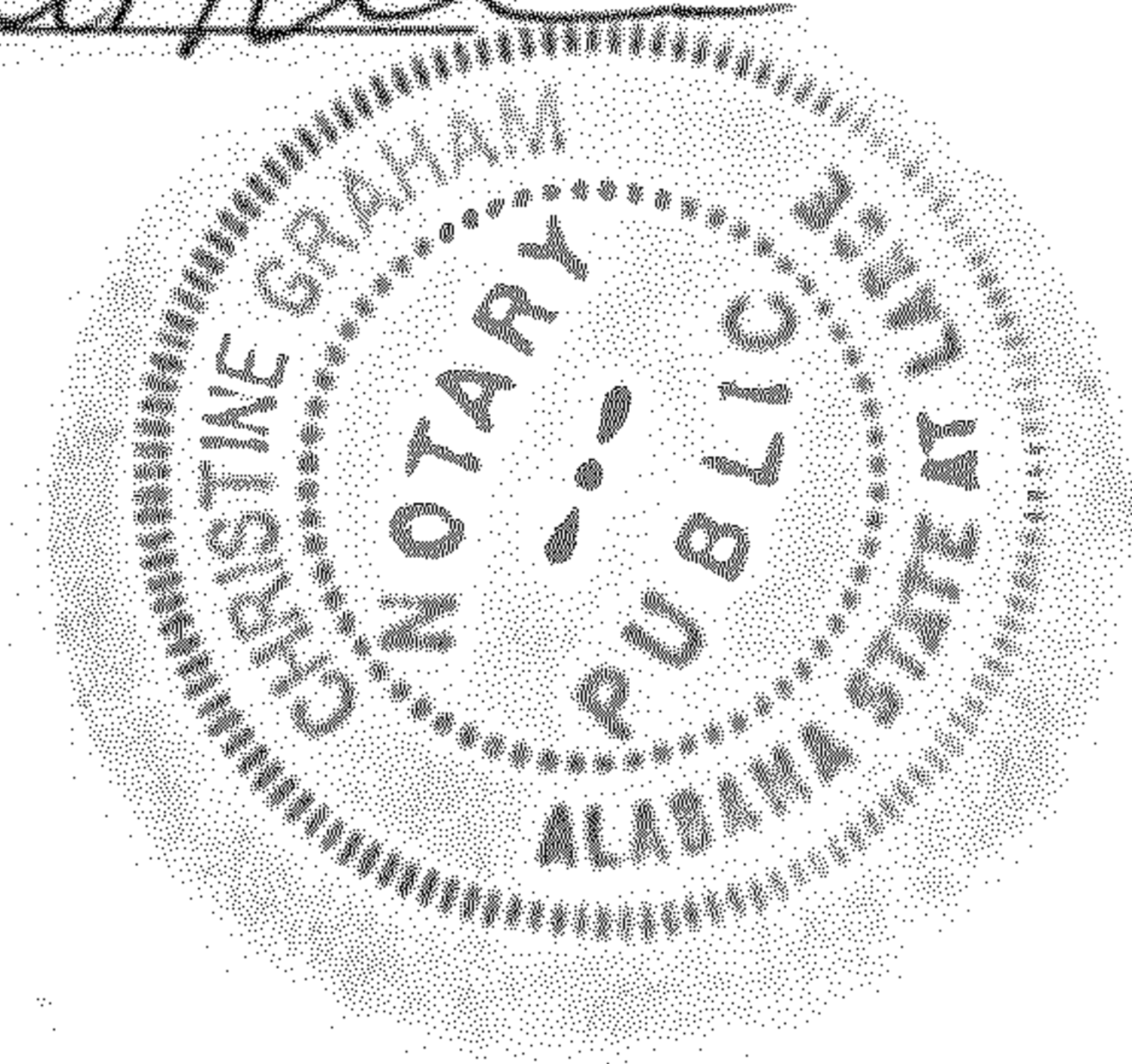
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **William L. Ingram in his capacity as Trustee of the Juliette Brantley Ingram Revocable Living Trust**, whose name 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 28 day of August 2018.


Notary Public

My Commission Expires
March 8, 2021



This Instrument was Prepared by:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 259-3302

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Ingram-Trustee
Mailing Address 2609 Diamond Cir.
Hoover, AL 35216

Grantee's Name Juliette Ingram
Mailing Address c/o William Ingram
2609 Diamond Cir.

Property Address Inst # 20170627000229110
address unknown

Date of Sale 8/28/18

Total Purchase Price \$

or

Actual Value \$

20180905000317630 09/05/2018 08:42:43 AM DEEDS 3/3 or

Assessor's Market Value \$

1/2 Interest
78,850.00

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 County Assessment

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 8/28/18

Print Christine Graham - Bradford + Holliman, LLC

Sign Christine Graham
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2018 08:42:43 AM
\$100.00 CHERRY
20180905000317630

Allen S. Boyd

Form RT-1