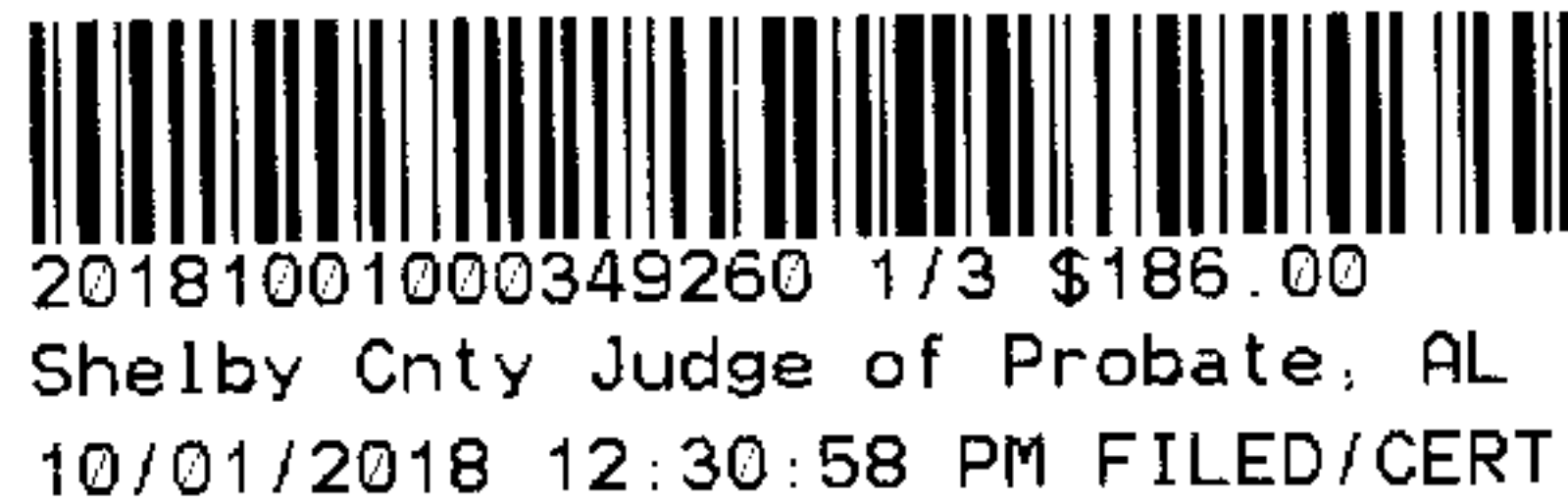


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**



Send Tax Notice to:  
**Betty O. Ingram**  
2740 16th Street  
Calera, AL 35040

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Betty O. Ingram, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Betty O. Ingram*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

Walter Ingram is deceased, having died on December 11, 2012.

**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 1<sup>st</sup> day of October, 2018.

*Betty O. Ingram*  
**Betty O. Ingram**

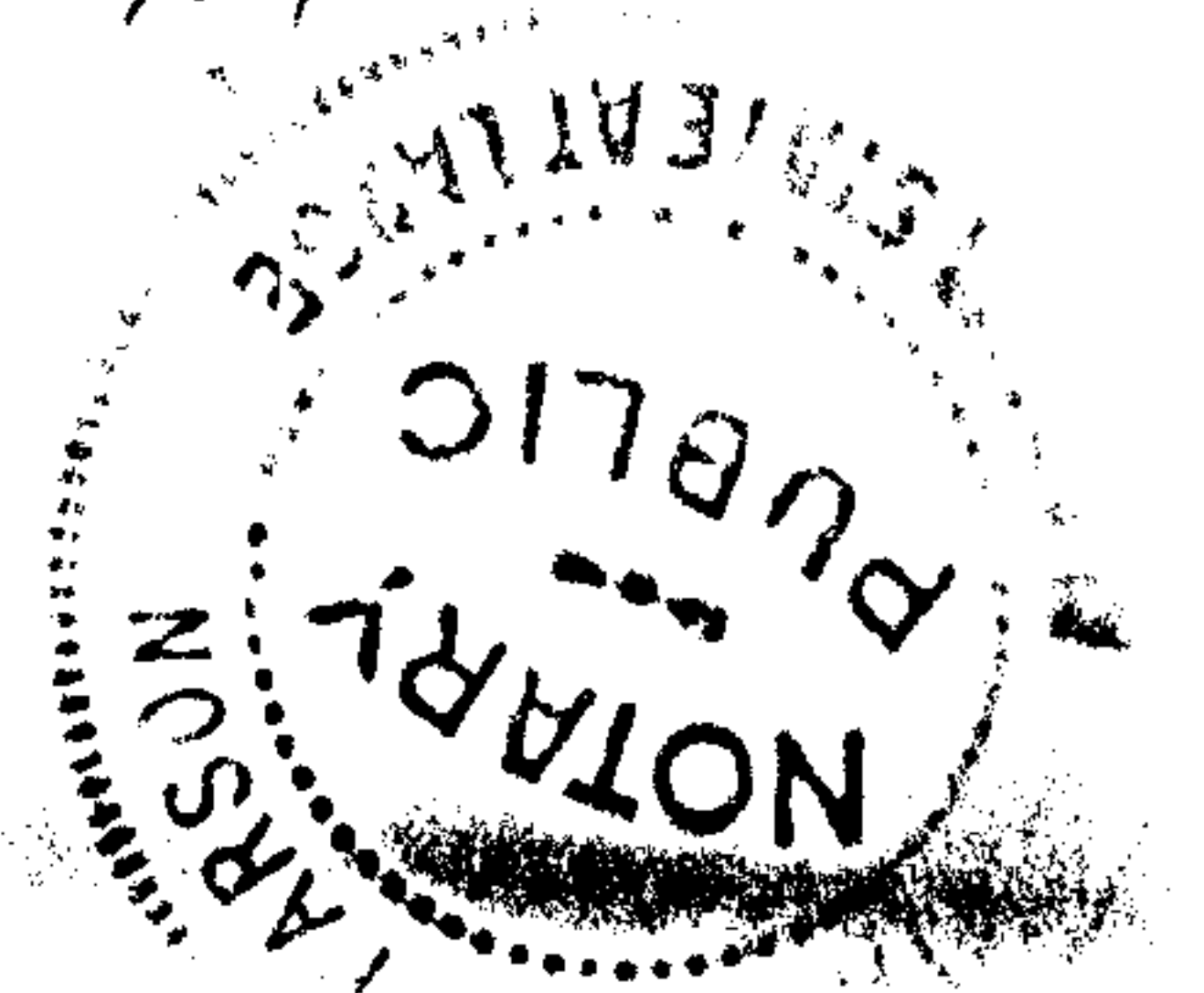
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Betty O. Ingram***, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of October, 2018.

*Just F. Paus*  
Notary Public  
My Commission Expires: ~~9/22/2020~~ 10/5/2020

Shelby County, AL 10/01/2018  
State of Alabama  
Deed Tax: \$165.00



## EXHIBIT A – LEGAL DESCRIPTION


**The N½ of that certain tract of land situated in the SW¼ of the SE¼ and the SE¼ of the SW¼ of Section 3, Township 24, Range 13 East, described as follows: Beginning at the SE corner of the SW¼ of the SE¼ of Section 3, Township 24, Range 13 East and run thence West along the South line of said Section 3 a distance of 476 yards; run thence North 440 yards; run thence East 476 yards; run thence South 440 yards to the point of beginning.**

AND

### **EASEMENT PARCEL A NON-EXCLUSIVE EASEMENT**

An easement of fifty feet in width, across a parcel of land in the SW ¼ of the SE ¼ of Section 3, Township 24 North, Range 13 E, being the same land described in a deed to Joe Killingsworth, recorded in Deed Book 217, page 529, of the real property records of Shelby County, Alabama. Said easement being more particularly described as being 25 feet on each side of the following described line:

Commencing at the NE Corner of the SW quarter of the SE quarter of Section 3; thence S 89°07'26" W, along the north line of sixteenth section, a distance of 318.02 feet to a point, in the center of an existing 50 foot easement, a distance of 178.23 feet to a point; thence N 88°42'31" W, a distance of 25.02 feet to a POB on the west edge of said existing easement; thence S 65°37'00" W, a distance of 76.43 feet, to a point; thence S 51°49'14" W, a distance of 186.68 feet to a point; thence S 63°57'57" W, a distance of 83.64 feet to a point on the north line of the Southwest quarter of the Southeast quarter of Section 3. The herein described easement contains 0.398 acres of land.

  
20181001000349260 2/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 12:30:58 PM 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 Betty O. Ingram  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Betty O. Ingram  
Mailing Address 2740 16th Street  
Calera, AL 35040

Property Address 2740 16th Street  
Calera, AL 35040  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 336,000.00  
145,000.00 1/2 -

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 tax value 1/2 value

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 \_\_\_\_\_

Print Betty O. Ingram

Unattested \_\_\_\_\_

Sign Betty O. Ingram

(Grantor/Grantee/Owner/Agent) circle one



20181001000349260 3/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 12:30:58 PM FILED/CERT

Form RT-1