

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED RESERVING LIFE ESTATE

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Louis Edwin Ingram and wife, Betty Delores Ingram (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Hunter Payne Childers and Heather Marie Childers Wages (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The North 9½ acres of the East ½ of the SW¼ of the SE¼, Section 35, Township 20 South, Range 1 East.


Also, begin at the Southeast corner of the SW¼ of the SE¼; thence run North 208.71 feet to the point of beginning; thence continue North 441.48 feet; thence West 208.71 feet; thence South 441.48 feet; thence East 208.71 feet to point of beginning. Situated in Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

GRANTORS reserve a life estate in the above described property.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all

Shelby County, AL 10/04/2018
State of Alabama
Deed Tax: \$138.50


20181004000354970 1/3 \$159.50
Shelby Cnty Judge of Probate, AL
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encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 24th day of September, 2018.

Louis Edwin Ingram
Louis Edwin Ingram

Betty Delores Ingram
Betty Delores Ingram

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis Edwin Ingram and Betty Delores Ingram, whose names 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 24th day of September, 2018.



William R. Justice
Notary Public

My commission expires: 9-11-19

20181004000354970 2/3 \$159.50
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Real Estate Sales Validation Form

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

Grantor's Name Louis & Betty Ingram
Mailing Address Po Box 234
Wilsonville, AL 35186

Grantee's Name Hunter Childers + Heather Wages
Mailing Address 150 Cattail Lane
Calera, AL 35040

Property Address 2791 Blue Springs Rd.
Wilsonville, AL 35186

Date of Sale 9-24-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 276,860 1/2 138,430

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 9-24-19

*Print Louis Edwin Ingram

☒ Unattested

*Sign Louis Edwin Ingram
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20181004000354970 3/3 \$159.50
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Form RT-1