

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
National Waterfront Properties, LLC
P. O. Box 122
Westover, AL 35185

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Eighty Eight Thousand and No/00 Dollars (\$388,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Loretta Nelson, as Personal Representative of the Estate of James Walker Ingram, Case No. PR-2017-000318** and **Anthony Britt Cairo, a married man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **National Waterfront Properties, LLC (herein referred to as grantee, whether one or more)** the following described real estate, situated in **Shelby County, Alabama**, described as follows:

PARCEL I:

Lots 1 through 6, and 12 through 20, according to the Survey of Ingram's Subdivision, as recorded in Map Book 40, page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

Lots 7 through 11, according to the Survey of Ingram's Subdivision, as recorded in Map Book 40, page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$250,000.00 of the above recited purchase price is being paid by a purchase money mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

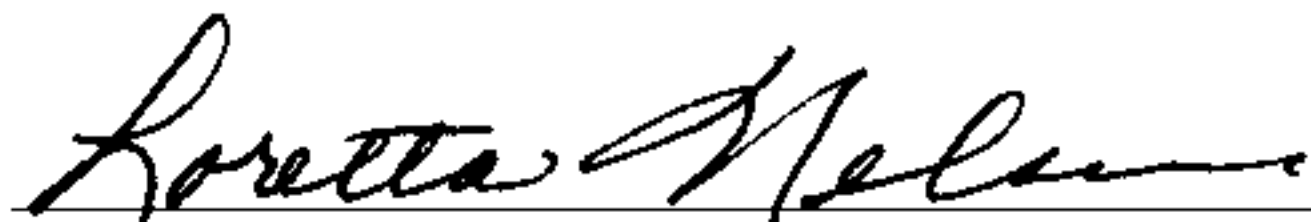
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 16th day of November, 2018.


Anthony Britt Cairo

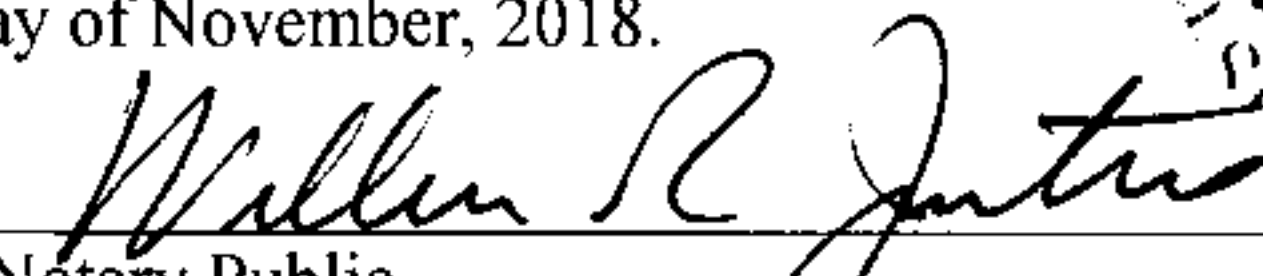
ESTATE OF JAMES WALKER INGRAM
CASE NO. PR-2017-000318


BY: Loretta Nelson, as Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Loretta Nelson, as Personal Representative of the Estate of James Walker Ingram, Case No. PR-2017-000318, 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 in her capacity as Personal Representative.

Given under my hand and official seal this 16th day of November, 2018.


Notary Public
My Commission Expires 9-11-19


ACKNOWLEDGEMENT ATTACHED

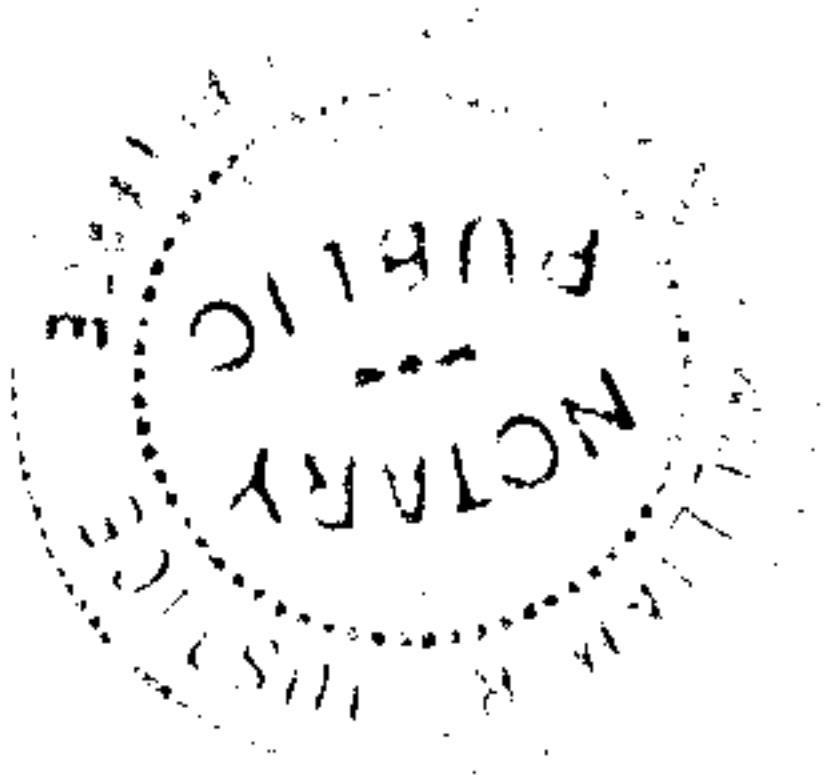
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Britt Cairo, who 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 16th day of November, 2018.

William R. Jantus
Notary Public
My Commission Expires 9-11-19


20181116000406140 2/3 \$160.00
Shelby Cnty Judge of Probate, AL
11/16/2018 01:05:43 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 : Estate of James Walker Ingram
Mailing Address 7481 Hwy 61
Wilsonville, AL 35186

Grantee's Name: National Waterfront Properties, LLC
Mailing Address: P O Box 122
Westover, AL 35185

Property Address: Hwy 61, Wilsonville AL

Date of Sale 11-16-18

Purchase Price \$ 388,000.00

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)

☐ 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 11-16-18

Signature Loretta Nelson
(Grantor/Grantee/Owner/Agent) circle one

Print Loretta Nelson

☐ Unattested

(Verified by)