

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
IRES AL, LLC
6564 Loisdale Court
Ste. 215
Springfield, VA 22150

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY THOUSAND and NO/100 (80,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Glen Ingram and his wife, Brenda Lee Ingram** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **IRES AL, LLC**(hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Kathy Jane Montgomery, grantor in deed recorded in Instrument No. 20090918000358790, is one and the same as Kathy Ingram, daughter of James Edward Ingram.

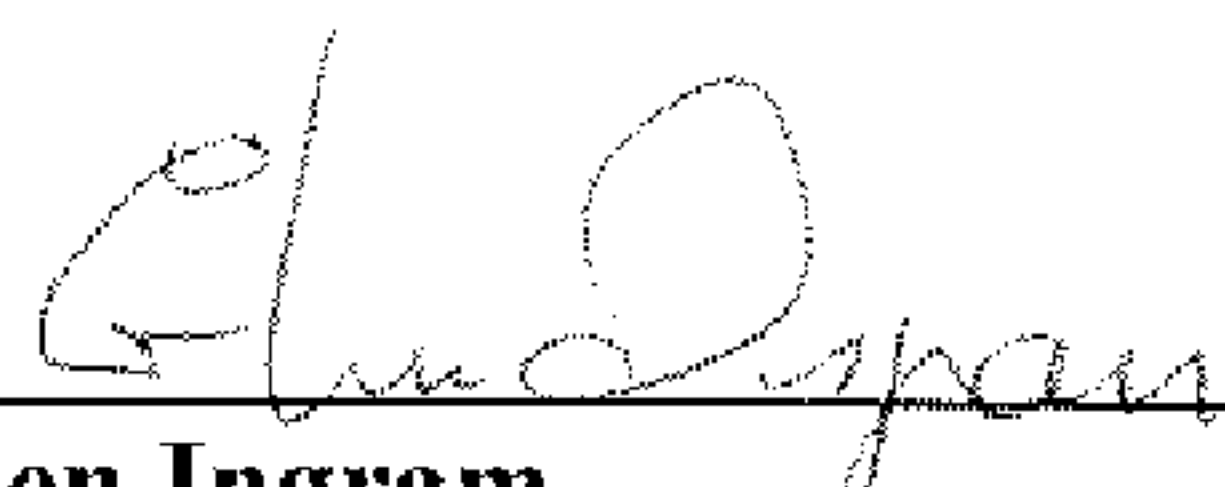
Property is also known as 245 Highway 467, Vincent, AL 35178.

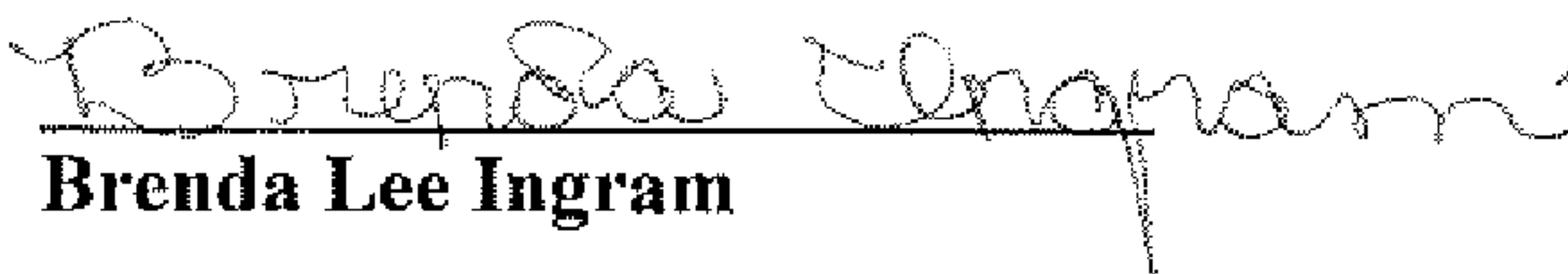
\$110,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of April, 2019.

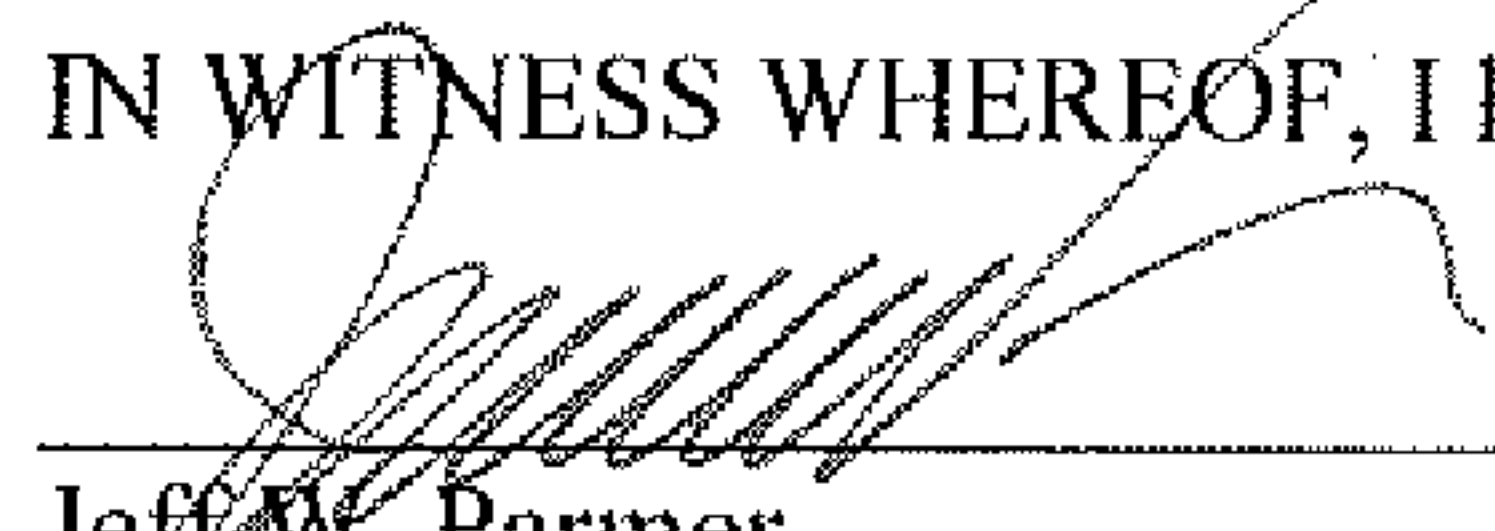

Glen Ingram


Brenda Lee Ingram

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Glen Ingram and Brenda Lee 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of April, 2019.


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020

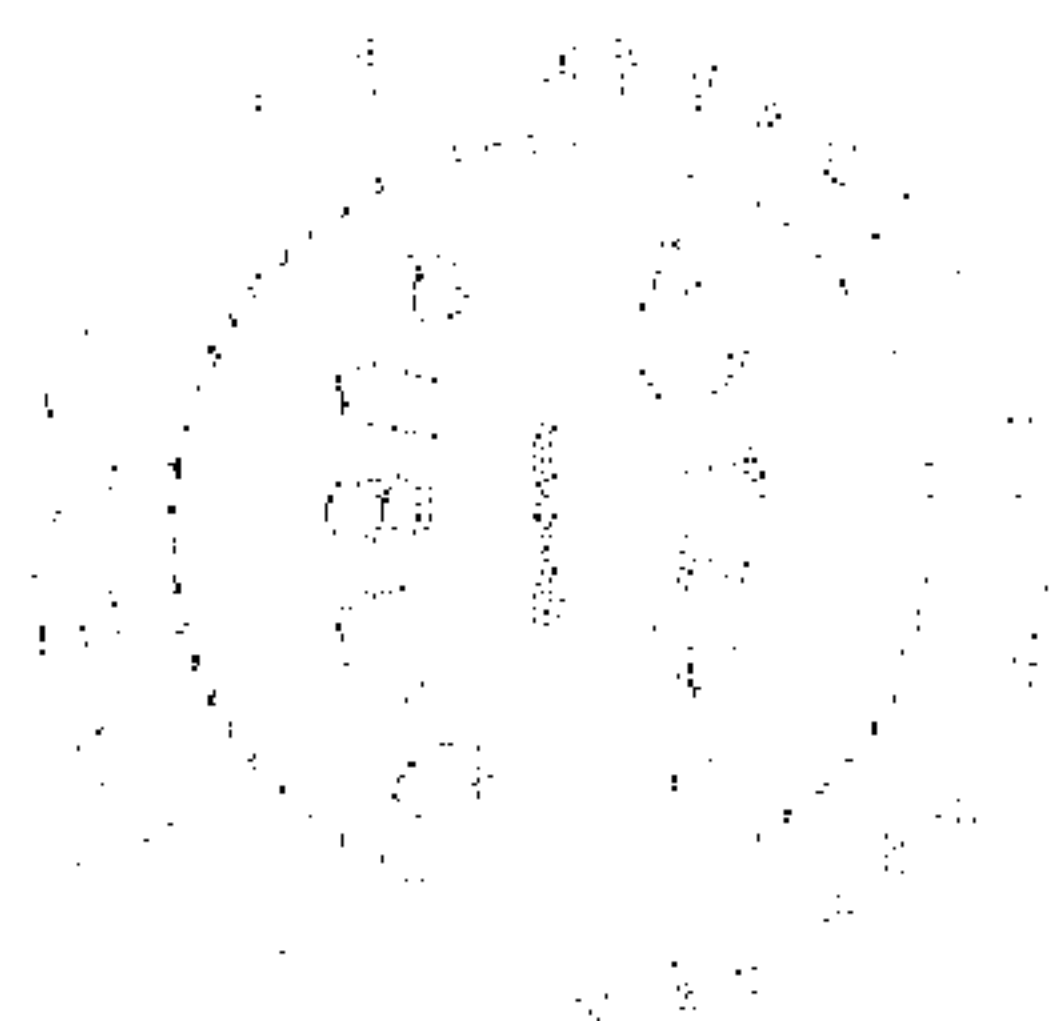


Exhibit A

Legal Description

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the West boundary of said quarter-quarter section for a distance of 390.0 feet to the point of beginning; from this beginning point turn an angle of 101 degrees 57 minutes to the right and proceed South 78 degrees 03 minutes East for a distance of 1034.5 feet to a point on the West right of way line of the Harpersville-Calcis Road; thence proceed Northeasterly along the Westerly right of way line of said road for a distance of 510.0 feet, more or less, to a point that is South 85 degrees 16 minutes East of and 1277.43 feet from; thence proceed North 85 degrees 16 minutes West for a distance of 1277.43 feet to a point on the West boundary of said quarter-quarter section; thence proceed South along the West boundary of said quarter-quarter section for a distance of 335.0 feet to a point of beginning. The above described land is located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

20190419000128830 04/19/2019 09:31:53 AM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name Glen Ingram and Brenda Lee Ingram
Mailing Address 111 Huckleberry Lane
Maylene, AL 35178

Grantee's Name IRES AL, LLC
Mailing Address 6564 Loisdale Court
Ste. 215
Springfield, VA 22150

Property Address 245 Highway 467
Vincent, AL 35178

Date of Sale 04/16/2019
Total Purchase Price \$ 80000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 4/18/19

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2019 09:31:53 AM
\$25.00 CHERRY
20190419000128830

Allen S. Bayl

Form RT-1