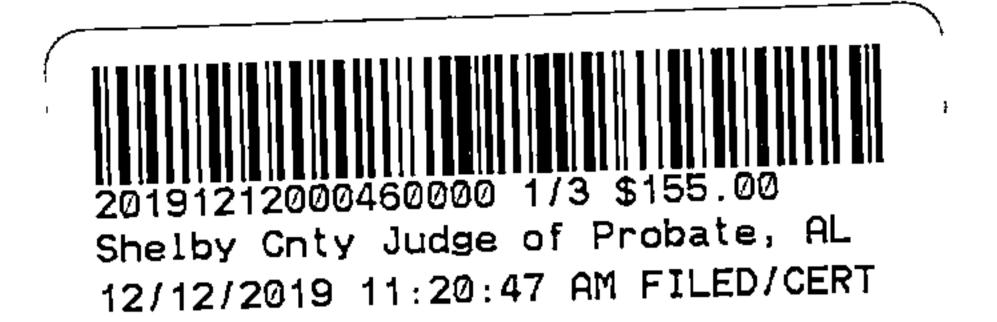
This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080



Send Tax Notice to: Robert & Linda Ingram 1426 Cuddington LN Forest, VA 24551

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND (\$127,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Western Properties, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Robert F. Ingram and Linda Ingram, husband and wife (hereinafter referred to as GRANTEE whether one or more), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

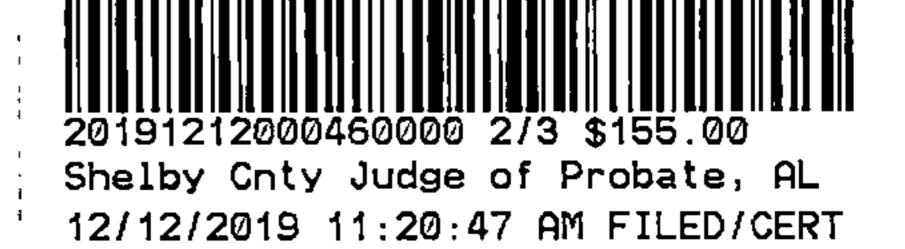
All that certain parcel of land situated in the county of Shelby, State of Alabama, being known and designated as follows: Lot 12, Block 4, according to a resurvey of Block 4, of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 150, in the Probate Office of Shelby County, Alabama.

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRAN	ITOR has hereun	to set his/her/their hand(s) and seal(s)
this the 6 day of December	, 2019.	
		•
-Western Properties, LLC		
By: Jason Spinks Its: Manager		
	7	
STATE OF ALABAMA		· SS:
SHELBY COUNTY		
I, the undersigned, a Notary Public, in and t	for said County an	d State, hereby certify that Jason Spinks
whose name as Manager of Western Properti	ies, LLC, an Ala	abama Limited Liability Company, is
signed to the foregoing instrument, and who is k	nown to me, ack	nowledged before me on this day, that.
being informed of the contents of the instrument		
the same voluntarily for and as the act of said co		augor and with rail authority, executed
	•	
IN WITNESS WHEREOF, I have here	eunto set my ha	nd and seal this the day of
De comb, 2019.		
	JUSTIN	
		SMITHERMAN Alabama State At Large
Notary Public	IVIY Commission	n Expires Jan. 18, 2021
My Commission Expires: 1/8/7/		
		•



	Real Estate	Sales Validation Form		
This	Document must be filed in acco.	rdance with Code of Alabama 19	75, Section 40-2	2-1
Grantor's Name	Western Properties, LLC	Grantee's Name	Robert F. Ingram	Linda Ingram
Mailing Address	3360 Davey Allison BLVD	Mailing Address	902 Hillsboro LN	
	Hueytown, AL 35023		Helena, AL 35080	
Property Address	902 Hillsboro LN	Date of Sale	12/06/2019	
· Toponty / taa.coc	Helena, AL 35080	Total Purchase Price		
•	·	or	Ψ 121,000.00	
		Actual Value	\$	•
		or		
		Assessor's Market Value	\$	
		Appraisal Other ordation contains all of the rec	quired informat	ion referenced
		Instructions		
	d mailing address - provide teir current mailing address.		rsons conveyir	ng interest
Grantee's name are to property is being	nd mailing address - provide g g conveyed.	the name of the person or pe	ersons to whom	n interest
Property address -	the physical address of the	property being conveyed, if a	vailable.	
Date of Sale - the	date on which interest to the	property was conveyed.	•	
Total purchase pri	ce - the total amount paid for	the purchase of the property	, both real and	l 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).

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 12/06/2019		Print Justin Smitherman	
Unattested		Sign	
20191212000460000 3/3 \$155.00 Shelby Cnty Judge of Probate, AL	by)	(Grantor/Grantee/Own	er/Agent) circle one Form RT-1

12/12/2019 11:20:47 AM FILED/CERT