

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

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Justin T. Ingram
2668 Sun Valley Rd
Harpersville, AL 35076

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry D. Ingram and wife Jackie C. Ingram** grant, bargain, sell and convey unto, **Justin T. Ingram**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

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 25th day of September, 2020.

Larry D. Ingram
Larry D. Ingram

Jackie C. Ingram
Jackie C. Ingram

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Larry D. Ingram and Jackie C. Ingram
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2020.

Mike T. Atchison
Notary Public
My Commission Expires: 9/1/2024

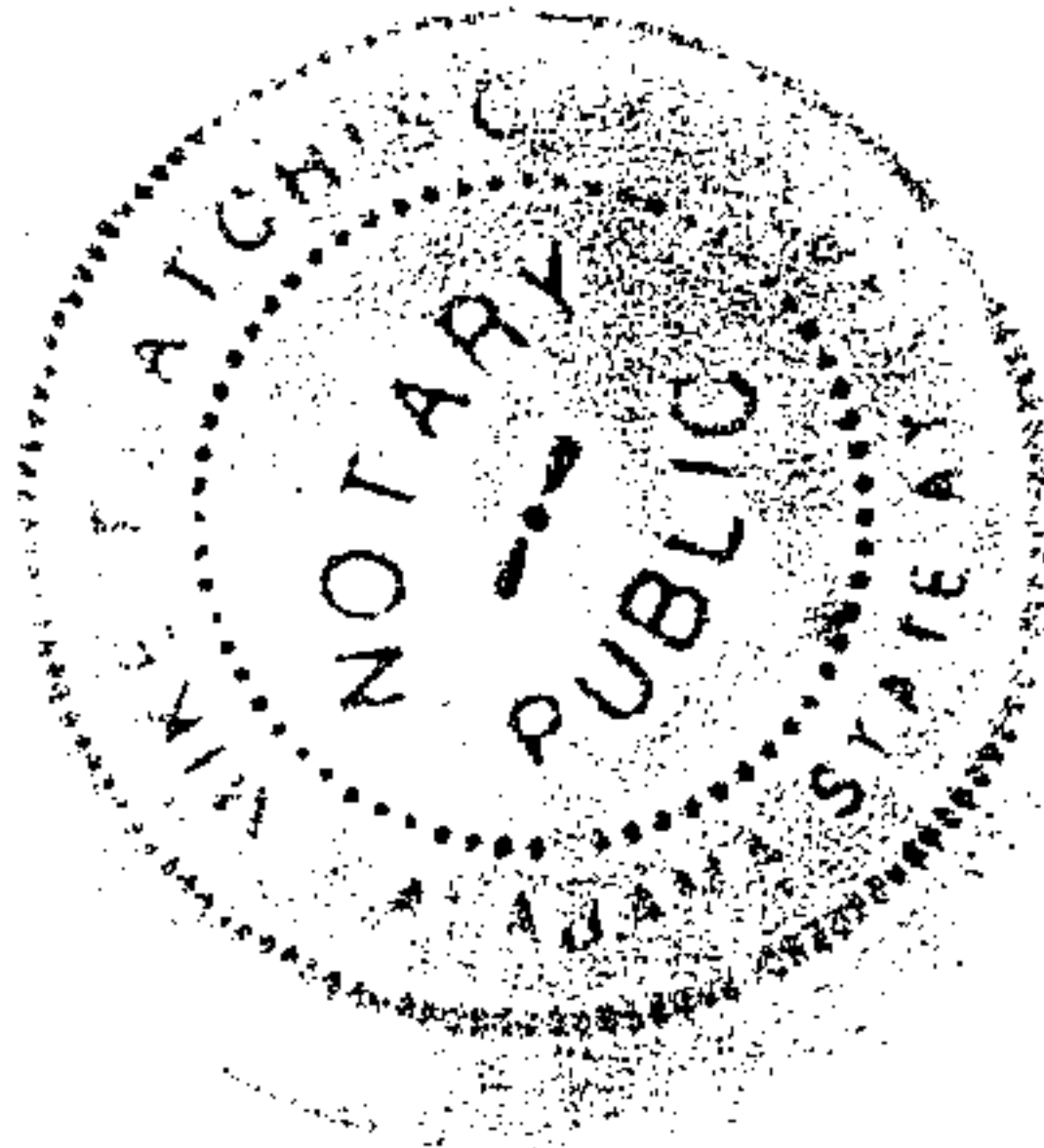


EXHIBIT A – LEGAL DESCRIPTION

PARCEL NO. 2: Commence at a 2" pipe in place being the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, said point also being the Southwest corner of Lot No. 8 of the L.N. Wyatt Sr. Subdivision No. 2 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4 at Page 7 and the point of beginning. From this beginning point proceed South 00° 35' 39" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth section for a distance of 30.0 feet (set ½" rebar CA-0114-LS); thence proceed South 75° 53' 06" West for a distance of 286.48 feet (set ½" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Sun Valley Road; thence proceed North 30° 15' 47" West along the Easterly right-of-way of said road for a distance of 241.70 feet (set ½" rebar CA-0114-LS); thence proceed North 77° 45' 51" East for a distance of 406.06 feet (set ½" rebar CA-0114-LS), said point being located on the East boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 34 and also being located on the West boundary of Lot No. 7 of said subdivision; thence proceed South 00° 29' 22" East along the East boundary of said quarter-quarter section and along the West boundary of said Lot No. 7 of said subdivision for a distance of 47.66 feet to a ½" rebar in place (B Martin PLS #10559), said point being the Northwest corner of said Lot No. 8 of said subdivision; thence proceed South 00° 48' 33" East along the East boundary of said quarter-quarter section and along the West boundary of said Lot No. 8 of said subdivision for a distance of 147.31 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and contains 1.79 acres.

Real Estate Sales Validation Form

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

Grantor's Name Larry D. Ingram
 Mailing Address 2668 Sun Valley
Harpersville, AL 35078

Grantee's Name Justin T. Ingram
 Mailing Address 2668 Sun Valley Rd
Harpersville, AL 35078

Property Address Acorn
Sec 34-19-2E

Date of Sale 9-28-20
 Total Purchase Price \$ 5,000⁰⁰
 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

gift to son

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 Larry D. Ingram

☐ Unattested

(verified by)

Sign Larry D. Ingram

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/28/2020 09:29:02 AM
 \$33.00 CHERRY
 20200928000434800

Allen S. Bayl