



20221121000428620 1/4 \$270.50  
Shelby Cnty Judge of Probate, AL  
11/21/2022 12:14:57 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH  
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:  
SCOZZARO LAW, LLC  
600 Creekside Court, P.O. Box 548  
Helena, AL 35080

Doug Ingram and Celia Ingram, Co-Trustees of the Doug and Celia Ingram Family Trust  
1701 Native Dancer Drive  
Helena, AL 35080

SEND TAX NOTICE TO:  
1701 Native Dancer Drive  
Helena, AL 35080

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Doug Ingram and Celia Ingram**, a married couple, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Doug Ingram and Celia Ingram as Co-Trustees of the Doug and Celia Ingram Family Trust, dated November 14, 2022 and any amendments thereto**, (hereinafter called the "Grantees"), interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 4, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6<sup>th</sup> ADDITION, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

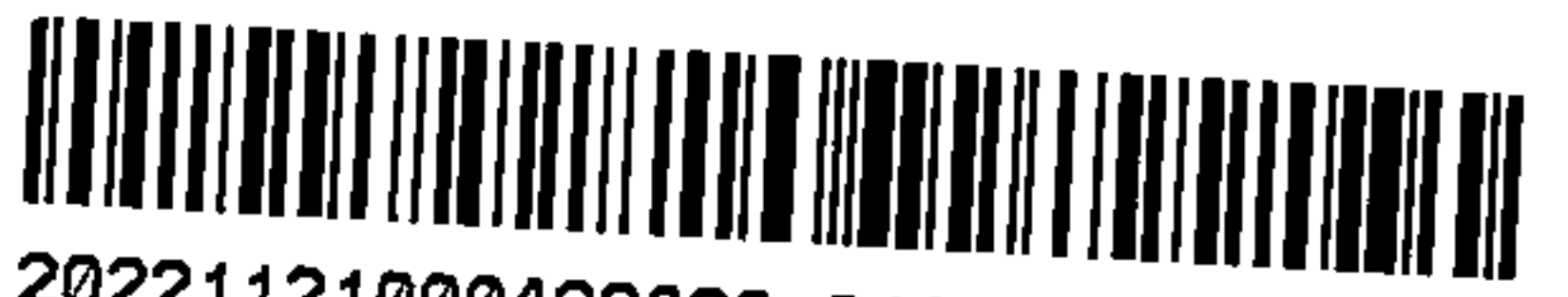
Address of Property: 1701 Native Dancer Drive, Helena, Alabama 35080.

**TO HAVE AND TO HOLD** unto said Grantees, and their heirs, assigns and beneficiaries, forever.

**AND** said Grantors do for the Grantors and their heirs, executors, and administrators covenant with said Grantees, its heirs and assigns, that the Grantors are lawfully seized in fee simple of said property; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantees, and Grantees' heirs, assigns and beneficiaries forever, against the lawful claims of all others.

**IN WITNESS WHEREOF**, the undersigned Grantors have set their hand and seal on instrument on this the 14 day of November, 2022.

Shelby County, AL 11/21/2022  
State of Alabama  
Deed Tax: \$238.50



20221121000428620 2/4 \$270.50  
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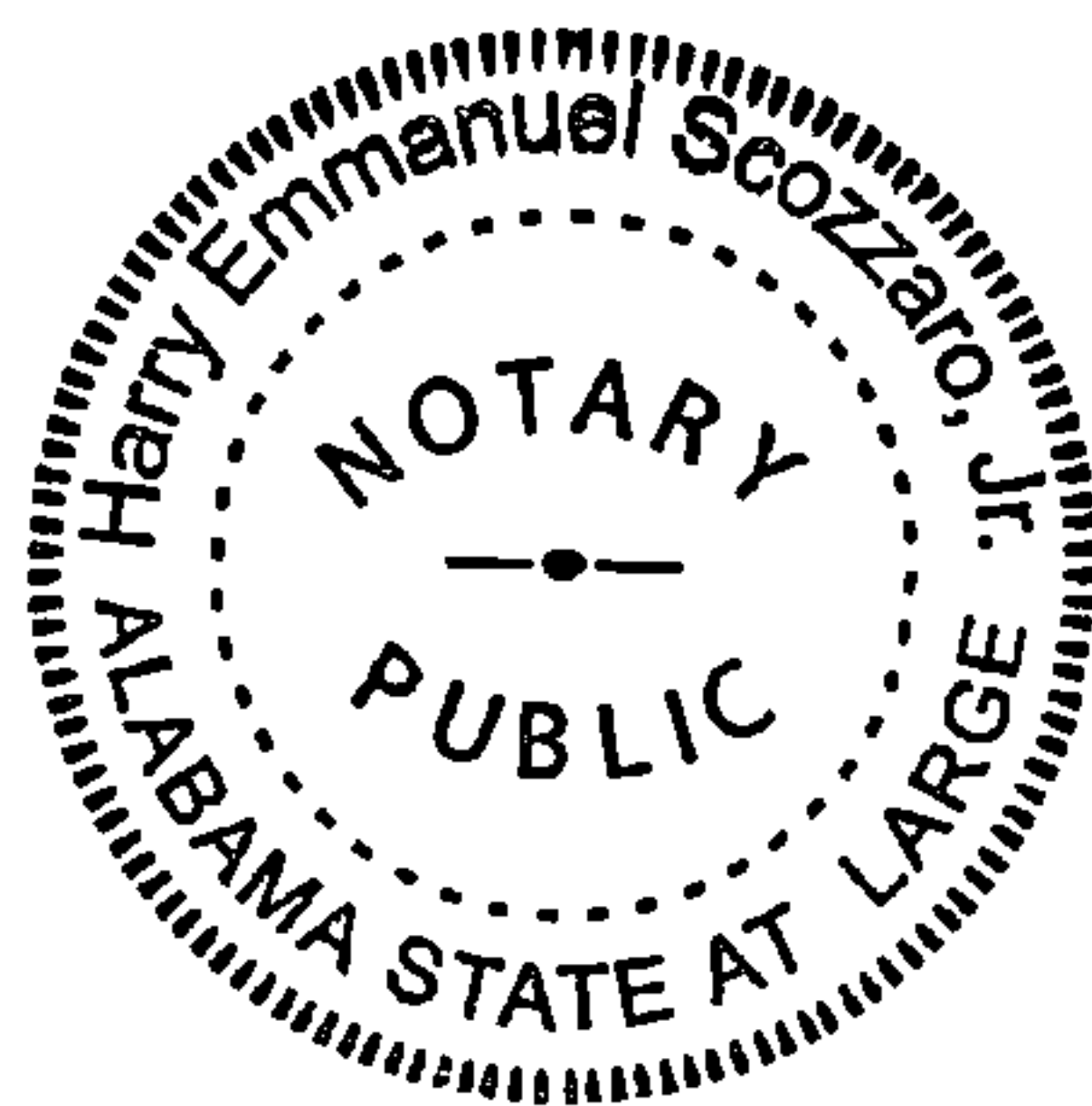
Doug Ingram  
Doug Ingram  
Grantor

Celia Ingram  
Celia Ingram  
Grantor

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, certify that Doug Ingram and Celia Ingram who have signed to the foregoing conveyance and are known to me, acknowledged on this day that, being informed of the contents of the foregoing, they execute the same voluntarily on this 14 day of November, 2022.

Harry Emmanuel Scozzaro, Jr.  
NOTARY PUBLIC  
My Commission Expires: 11/21/22

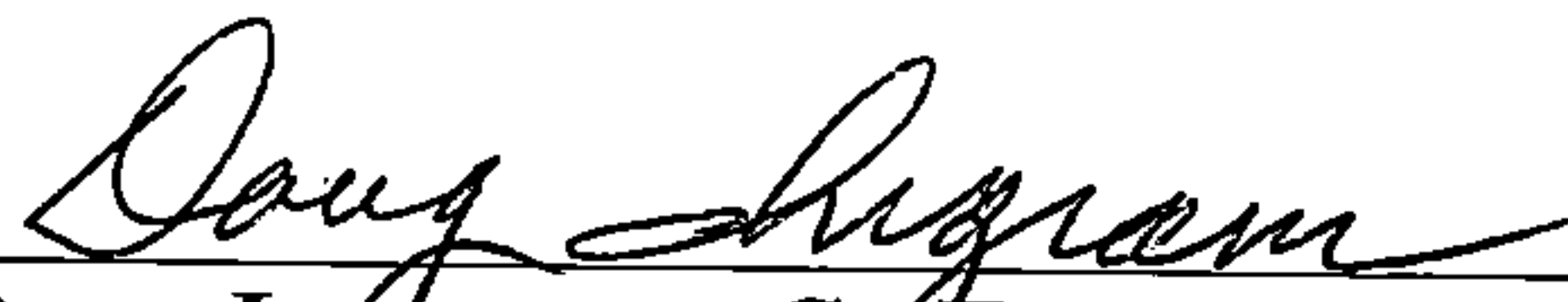


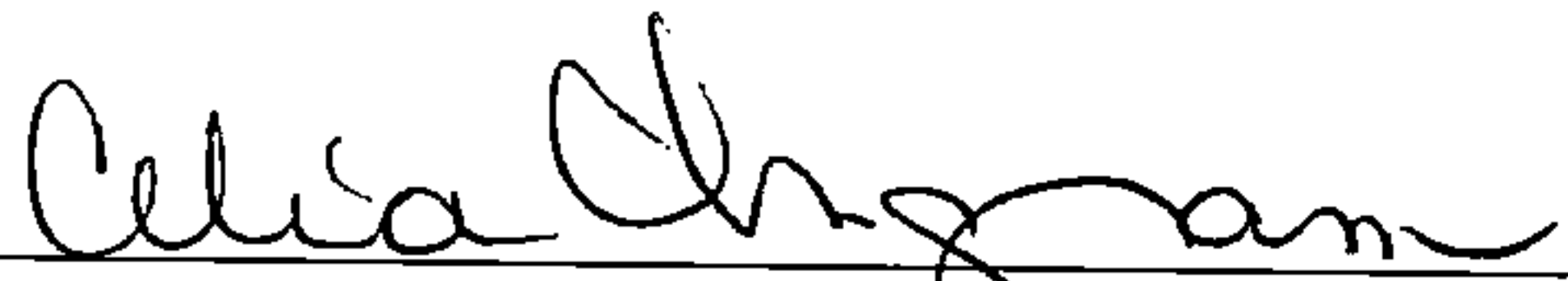
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**ACKNOWLEDGMENT OF CONVEYANCE INTO  
THE DOUG AND CELIA INGRAM FAMILY TRUST**

We, Co-Grantees of the above-referenced property, as **Co-Trustees of the Doug and Celia Ingram Family Trust**, acknowledge by our signatures below that we are the Co-Trustees of the said Trust. We further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said Trust interest in the said real property identified above.


As evidenced by our signatures below, we, Grantees, accept the interest and provision of the foregoing deed

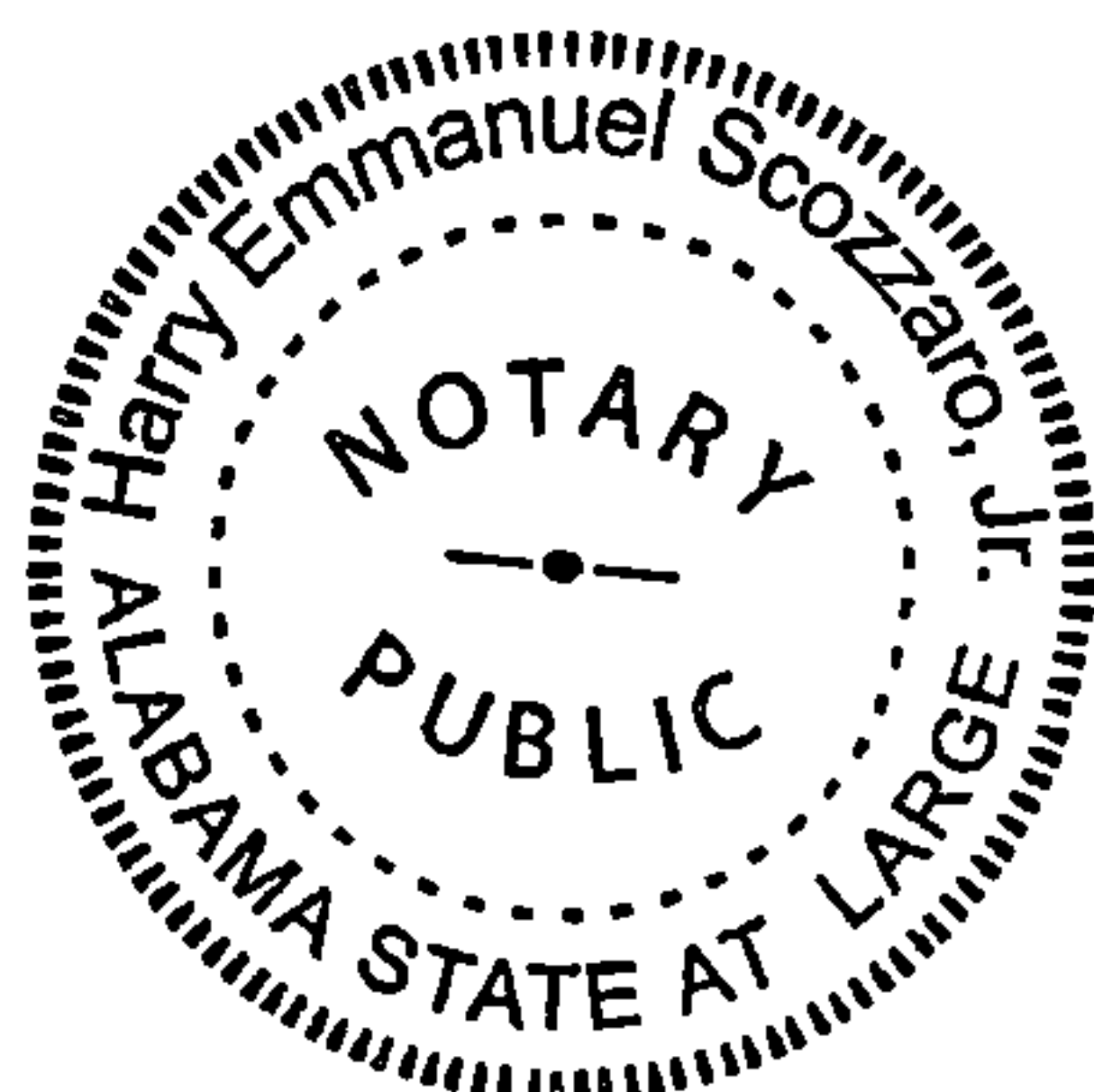
  
\_\_\_\_\_  
Doug Ingram as Co-Trustee of the Doug and Celia  
Ingram Family Trust, dated November 14, 2022 and  
any amendments thereto

  
\_\_\_\_\_  
Celia Ingram as Co-Trustee of the Doug and Celia  
Ingram Family Trust, dated November 14, 2022 and  
any amendments thereto

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in said State, certify that Doug Ingram and Celia Ingram, as Co-Trustees of the Doug and Celia Ingram Family Trust, whose names are signed to the foregoing acceptance and who known to me, acknowledged on that being informed of the contents of the same they executed the same on this 14 day of November, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/21/22



Real Estate Sales Validation Form

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

Grantor's Name Doug & Celia Ingram
Mailing Address 1701 Nature Dancer Dr. Helena, AL 35080

Grantee's Name Doug & Celia Ingram, Trustees of The Doug & Celia Ingram Family Trust
Mailing Address 1701 Nature Dancer Dr. Helena, AL 35080

Property Address 1701 Nature Dancer Dr. Helena, AL 35080

Date of Sale 11/14/22
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 238,300.00

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 TAX Assessor

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 11/21/22

Print H. Emmanuel Scorzo, Jr.

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

