

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jeremy Sims
571 Country Church Rd
Harpersville AL
35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, 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 Ingram (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jeremy Sims (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. 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 7th day of March 2023.

Larry D. Ingram
Larry D. Ingram

Jackie Ingram
Jackie Ingram

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry D. Ingram and Jackie Ingram** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2023.

Nicole Louise Gardner

Notary Public
My Commission Expires *10-29-26*

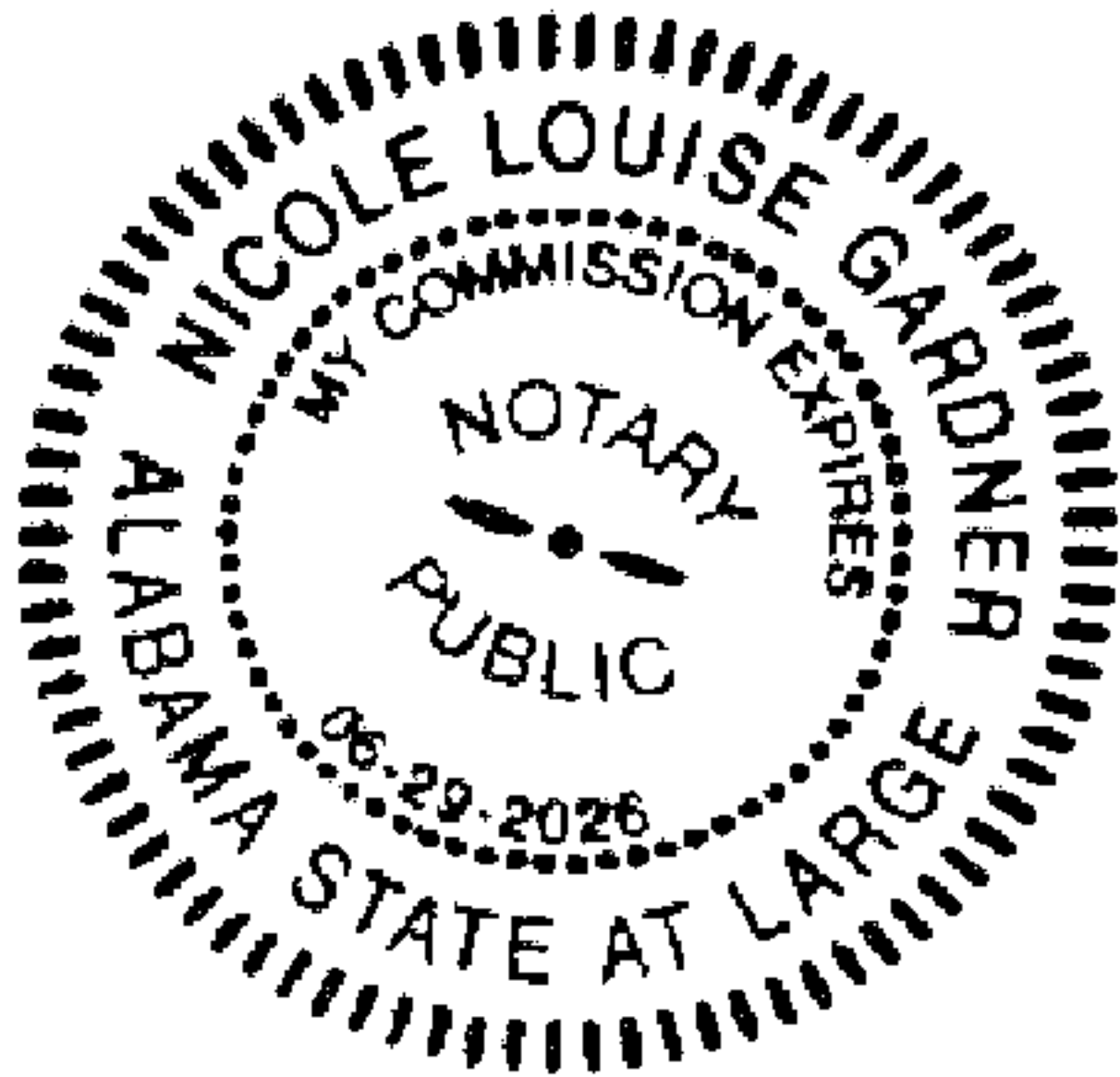


Exhibit “A” – Legal description

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run Northerly along the East line of said Section 3 a distance of 574.06 feet to a point; thence turn an angle of 91 degrees 40 minutes left and run Westerly a distance of 22.75 feet to a point on the West right of way line of a public road and the point of beginning of the property being described; thence continue along last described course a distance of 225.0 feet to a point; thence turn an angle of 91 degrees 40 minutes right and run Northerly a distance of 116.0 feet to a point; thence turn an angle of 88 degrees 20 minutes right and run Easterly a distance of 225.0 feet to a point on the said West right of way line of said road; thence turn an angle of 91 degrees 40 minutes right and run Southerly along the said right of way line a distance of 116.0 feet to the point of beginning.
Situating in Shelby County, Alabama.



Filed and Recorded 20230308000064170 03/08/2023 12:38:24 PM DEEDS 3/3
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2023 12:38:24 PM
\$38.00 BRITTANI
20230308000064170

Allen S. Beyle

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 21608 Sun Valley Rd
Harpersville AL
35078

Grantee's Name Jeremy Sims
Mailing Address 571 Country Church Rd
Harpersville AL
35078

Property Address 575 Country Church Rd
Harpersville AL
35078

Date of Sale 3-7-23
Total Purchase Price \$ 10,000.00

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 3-7-23

Print Larry D. Ingram

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one