

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Michael Ferguson & Melissa Ferguson
548 North Grande View Trail
Maylene, AL 35114

STATE OF ALABAMA) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **CAROLYN HOWE INGRAM, an unmarried woman, Personal Representative and beneficiary of the ESTATE OF WILLIAM L. INGRAM, deceased, Probate Case #21-BES-000794, Jefferson County, Alabama (an undivided ½ interest); and PAMELA McCULLOUGH, Personal Representative of the ESTATE OF JULIETTE B. INGRAM, deceased, Probate Case #22-BHM-02299, Jefferson County, Alabama (an undivided ½ interest)** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL FERGUSON and MELISSA FERGUSON** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$210,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, PAMELA McCULLOUGH, as Personal Representative, has hereunto set her hand and seal this the 12th day of September, 2023.


**PAMELA McCULLOUGH, Personal Representative of
the ESTATE OF JULIETTE B. INGRAM, deceased,
Probate Case #22-BHM-02299, Jefferson County, Alabama**

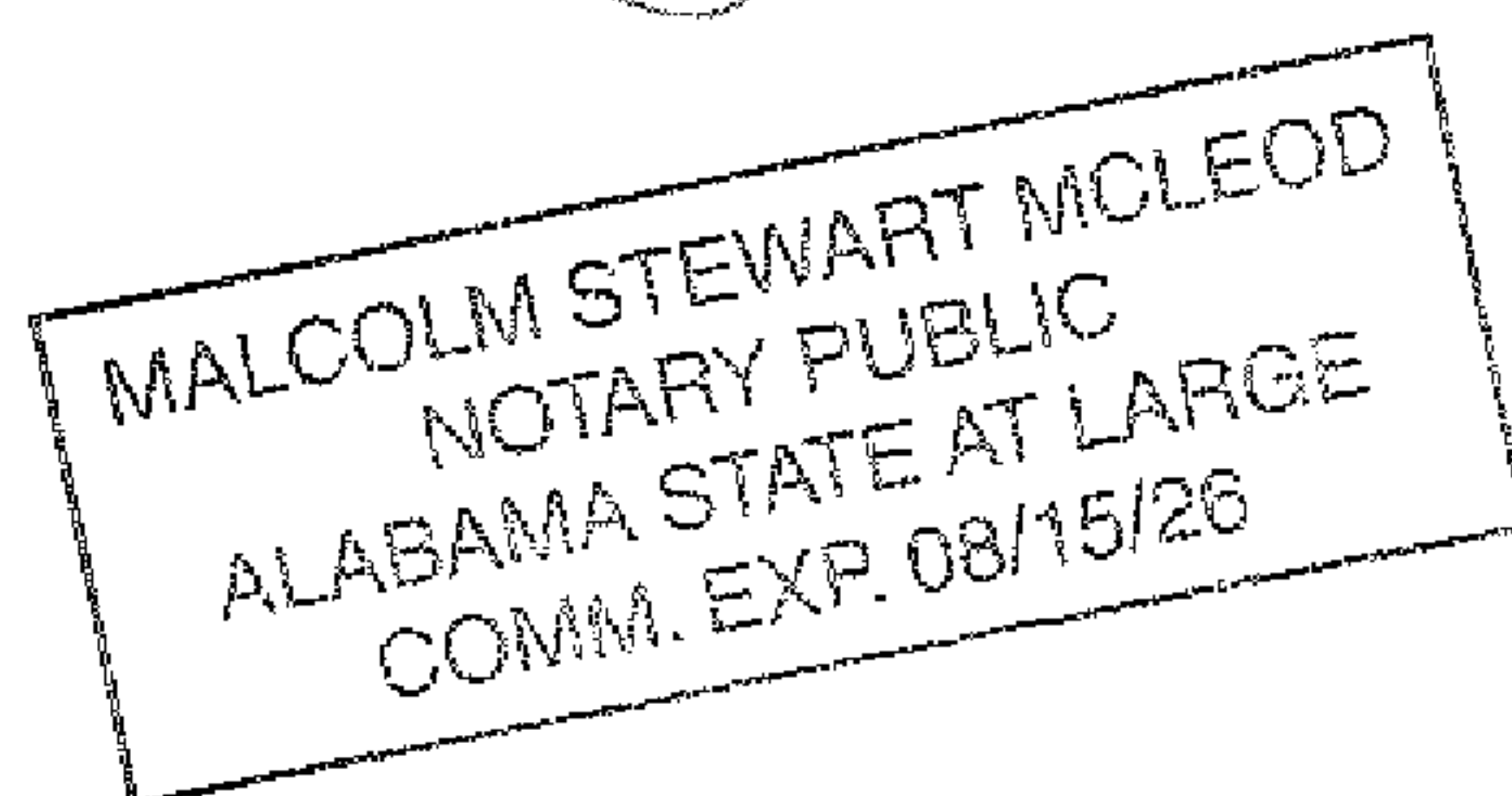
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PAMELA McCULLOUGH, Personal Representative of the ESTATE OF JULIETTE B. INGRAM, deceased, Probate Case #22-BHM-02299, Jefferson County, Alabama**, 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, she, as said Personal Representative/Beneficiary, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of September, 2023.

NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, CAROLYN HOWE INGRAM, as Personal Representative and beneficiary, has hereunto set her hand and seal this the 12th day of September, 2023.

Carolyn Howe Ingram personal representative and beneficiary
**CAROLYN HOWE INGRAM, Personal Representative
and beneficiary of the ESTATE OF WILLIAM L. INGRAM,
deceased, Probate Case #21-BES-000794, Jefferson County, Alabama**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CAROLYN HOWE INGRAM, Personal Representative and beneficiary of the ESTATE OF WILLIAM L. INGRAM, deceased, Probate Case #21-BES-000794, Jefferson County, Alabama**, 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, she, as said Personal Representative/Beneficiary, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of September, 2023.

NOTARY PUBLIC
My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

Exhibit A

Legal Description

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, said point being a found $\frac{1}{2}$ " capped rebar stamped "RCFACA"; thence run N $00^{\circ}30'16"$ E along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 848.35 feet to a found $\frac{1}{2}$ " capped rebar stamped "RCFACA"; thence leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line, run S $87^{\circ}38'19"$ E for a distance of 1274.48 feet to a set $\frac{5}{8}$ " rebar stamped "Clinkscates" on the Westerly right of way of Shelby County Highway No. 16 (80' R.O.W.); thence continue along said right of way S $00^{\circ}21'27"$ W for a distance of 853.04 feet to a set $\frac{5}{8}$ " rebar stamped "Clinkscates"; thence leaving said right of way, run N $87^{\circ}25'54"$ W for a distance of 1276.83 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name <u>ESTATE OF WILLIAM L. INGRAM, deceased and ESTATE OF JULIETTE B. INGRAM, decease and (each estate holds a 1/2 interest)</u> Mailing Address <u>5691 HIGHWAY 16 MONTEVALLO, AL 35115</u> Property Address <u>5691 HIGHWAY 16 MONTEVALLO, AL 35115</u>	Grantee's Name <u>MICHAEL FERGUSON and MELISSA FERGUSON</u> Mailing Address <u>548 NORTH GRANDE VIEW TRAIL MAYLENE, AL 35114</u> Date of Sale <u>September 12, 2023</u> Total Purchase Price <u>\$210,000.00</u> or Actual Value \$ _____ or Assessor's Market Value \$ _____
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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 September 12, 2023

Print Malcolm S. McLeod

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2023 01:13:20 PM
\$246.00 BRITTANI
20230920000282170

Allen S. Boyd