

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

Send Tax Notice to:  
Jennifer Alderson Ingram  
Jon B. Ingram  
117 Blue Springs Place  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jennifer Alderson Ingram, as Personal Representative of the Estate of Frances Bales Alderson, deceased Probate Case No. PR-2023-000843** (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, **Jennifer Alderson Ingram and Jon B. Ingram** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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:

Lot 134, according to the Survey of Summer Brook, Phase 3, as recorded in Map Book 20, Page 28, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEE, in fee simple, and to the heirs, together with every right of reversion. GRANTOR makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: GRANTOR does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the GRANTOR, since the date of acquisition thereof by the GRANTOR. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, current taxes, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Frances Bales Alderson is one and the same person as Frances Alderson.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 3 day of April, 2024.

Estate of Frances Bales Alderson

By: Jennifer Alderson Ingram  
Jennifer Alderson Ingram, Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Jennifer Alderson Ingram, as Personal Representatives of the Estate of Frances Bales Alderson, deceased Probate Case No. PR-2023-000843**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of April, 2024.

Justin Smitherman  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Jennifer Alderson IngramGrantee's Name. Jennifer Alderson Ingram  
Jon B. IngramMailing Address 117 Blue Springs Place  
Alabaster, AL 35007Mailing Address 117 Blue Springs Place  
Alabaster, AL 35007Property Address 117 Blue Springs Place  
Alabaster, AL 35007Date of Sale 4/3, 2024

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$249,700.00

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: No Tax Due---Inheritance via Will

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 4/3, 2024

Print: Jennifer Alderson Ingram

☐ 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  
04/03/2024 03:22:10 PM  
\$30.00 JOANN  
20240403000092390

Allie S. Boyd