

**THIS INSTRUMENT WAS PREPARED BY:**

Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East  
Suite 160  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

IRA Innovations FBO Alexandra White IRA and  
L J White Investments, LLC  
100 Concourse Parkway, Ste. 275  
Birmingham, AL 35244



20171218000450780 1/3 \$102.00  
Shelby Cnty Judge of Probate, AL  
12/18/2017 03:17 48 PM FILED/CERT

**STATE OF ALABAMA}**

**SPECIAL WARRANTY DEED**

**COUNTY OF SHELBY}**

Know all men by these presents, that for and in consideration of **Eighty One Thousand and No/100 Dollars (\$81,000.00)** and other good and valuable consideration in hand paid to **Compass Bank**, an Alabama banking corporation (hereinafter referred to as "Grantor") by **IRA Innovations FBO Alexandra White IRA and L J White Investments, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantees") the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, their respective heirs, successors and assigns, the following described real estate situated in **SHELBY County, Alabama**, (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

Unit 607, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, and recorded in the Record Plat of Horizon, a Condominium being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with the Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001-40923, together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

This conveyance is subject however, to the following:

1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

Subject to outstanding statutory rights of redemption which run for a period of one year from the foreclosure date of April 28, 2017 as evidenced by that certain mortgage foreclosure deed recorded in Instrument No.20170509000160940 in the Probate Office of SHELBY County, Alabama;

"AS IS" and "WHERE IS", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

Shelby County, AL 12/18/2017  
State of Alabama  
Deed Tax: \$81.00

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' respective heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 5<sup>th</sup> day of December, 2017.

**COMPASS BANK**  
an Alabama banking corporation

By: [Signature]  
Printed Name: Jim Shamp  
Its: Vice President

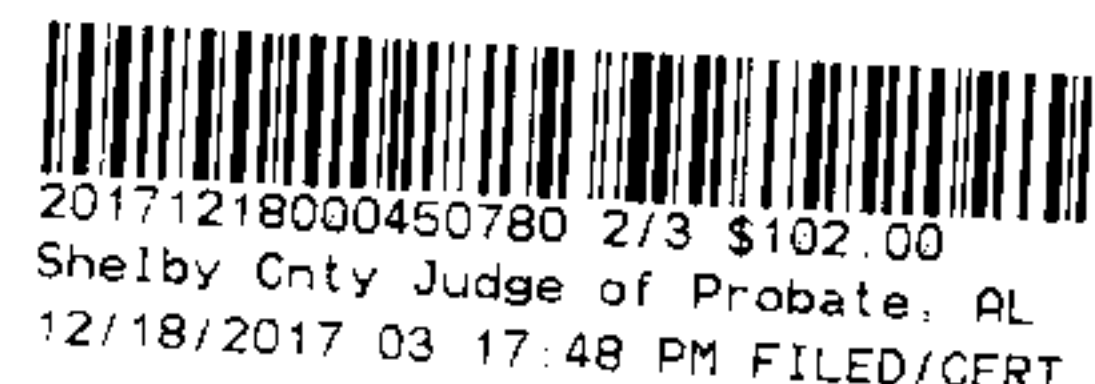
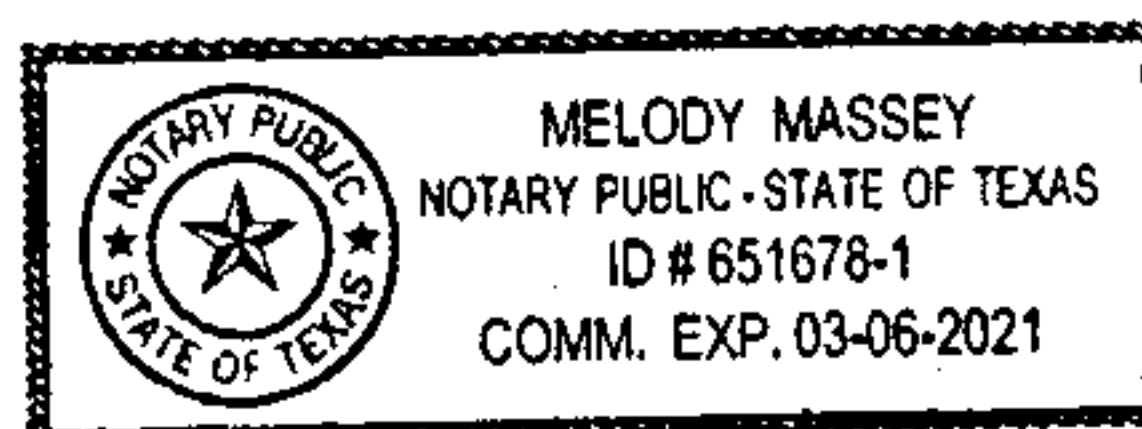
STATE OF TEXAS            }  
  
COUNTY OF DALLAS        }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jim Shamp, whose name as Vice President on behalf of Compass Bank, an Alabama banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 5<sup>th</sup> day of December, 2017.

[NOTARIAL SEAL]

[Signature]  
Notary Public  
My Commission Expires:



## Real Estate Sales Validation Form

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

Grantor's Name	Compass Bank	Grantee's Name	IRA Innovations FBO Alexandra White IRA & L J White Investments, LLC
Mailing Address	15 S. 20 <sup>th</sup> St. Birmingham, AL 35233	Mailing Address	100 Concourse Parkway, Ste. 275 Birmingham, AL 35244
Property Address	607 Morning Sun Drive Birmingham, AL 35242	Date of Sale	December 6, 2017
		Total Purchase Price	\$ 81,000.00
		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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed      |

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 \_\_\_\_\_

Compass Bank  
Print by: Jim Shamp Vice President

Unattested

(verified by)

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



20171218000450780 3/3 \$102.00  
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