

Send tax notice to:
KIRK S. KNUDSEN
497 RIVERWOODS LANDING
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019119

Shelby COUNTY

WARRANTY DEED

20190322000093020

03/22/2019 02:20:21 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$499,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, IRA INNOVATIONS, LLC FBO BRETT WINFORD, IRA, A LIMITED LIABILITY COMPANY **whose mailing address is: PO Box 360750 Birmingham, AL 35236** (hereinafter referred to as "Grantor") by KIRK S. KNUDSEN and ELIZABETH LEIGH KNUDSEN **whose property address is: 497 RIVERWOODS LANDING, HELENA, AL, 35080** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 825, according to the Survey of Final Plat Sheet I Riverwoods Eighth Sector - Phase I, as recorded in Map Book 43, Page 28 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2007-43516; Inst. No. 2015-6546; Inst. No. 2015-6541 and Inst. No. 2016-30814.

\$399,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD, IRA, by William P. Gulas its Authorized Rep, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of March, 2019.

IRA INNOVATIONS, LLC, FBO BRETT WINFORD, IRA

BY: William P. Gulas
ITS: Authorized Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as Authorized Representative of Ira Innovations, LLC FBO Brett Winford, IRA 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 said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 20 day of March, 2019

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

Ingrid Elisha Holcombe
Notary Public

Print Name:

Commission Expires:

Ingrid Elisha Holcombe



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2019 02:20:21 PM
\$118.00 CHERRY
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Allie S. Bayl