

This Document Prepared By:
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Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Mark Hancock
Susie Hancock
2130 Kirkman Dr
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00) to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, IRA INNOVATIONS LLC FBO ROBERT FARMER JR TRADITIONAL IRA (84%) and IRA INNOVATIONS LLC FBO ROBERT FARMER JR SEP IRA (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto MARK HANCOCK and SUSIE HANCOCK, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 109, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE – PHASE 1B, AS
RECORDED IN MAP BOOK 43, PAGE 140, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

Subject to:

1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.
And the Grantors hereby covenants with said Grantees that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantors do hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but no other.

****The Remainder of this Page is Left Blank****

IN WITNESS WHEREOF, the said Grantors have hereunto set their signature and seal on this the 8th day of January, 2021.

IRA Innovations, LLC fbo Robert Farmer Jr.
Traditional IRA

Carla McEwen
By: Carla McEwen
Its: Authorized Representative

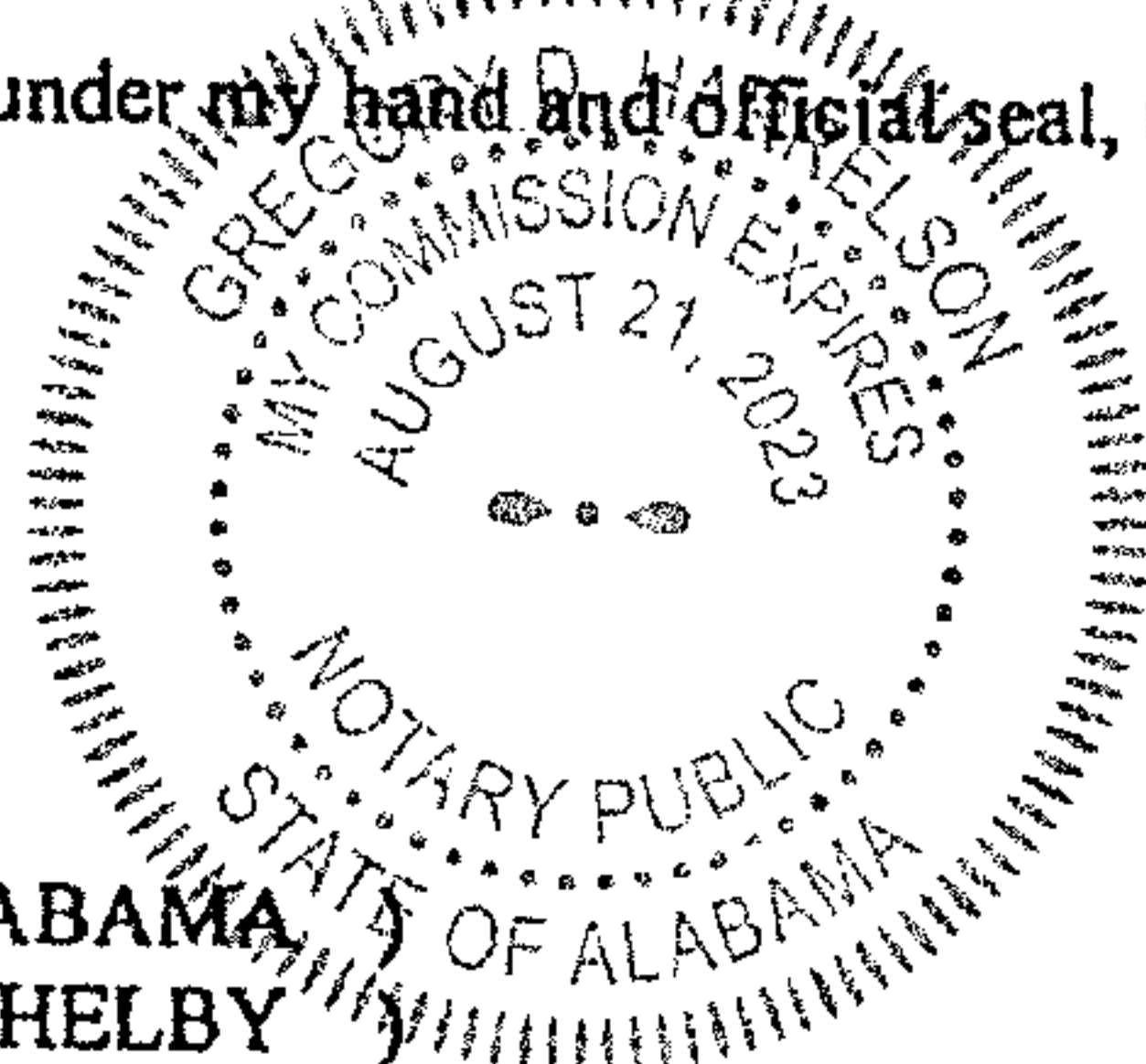
IRA Innovations, LLC fbo Robert Farmer Jr.
SEP IRA

Carla McEwen
By: Carla McEwen
Its: Authorized Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carla McEwen, whose name as Authorized Representative of IRA Innovations, LLC fbo Robert Farmer Jr. Traditional IRA 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 conveyance, she, as such authorized representative and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 8th day of January, 2021.

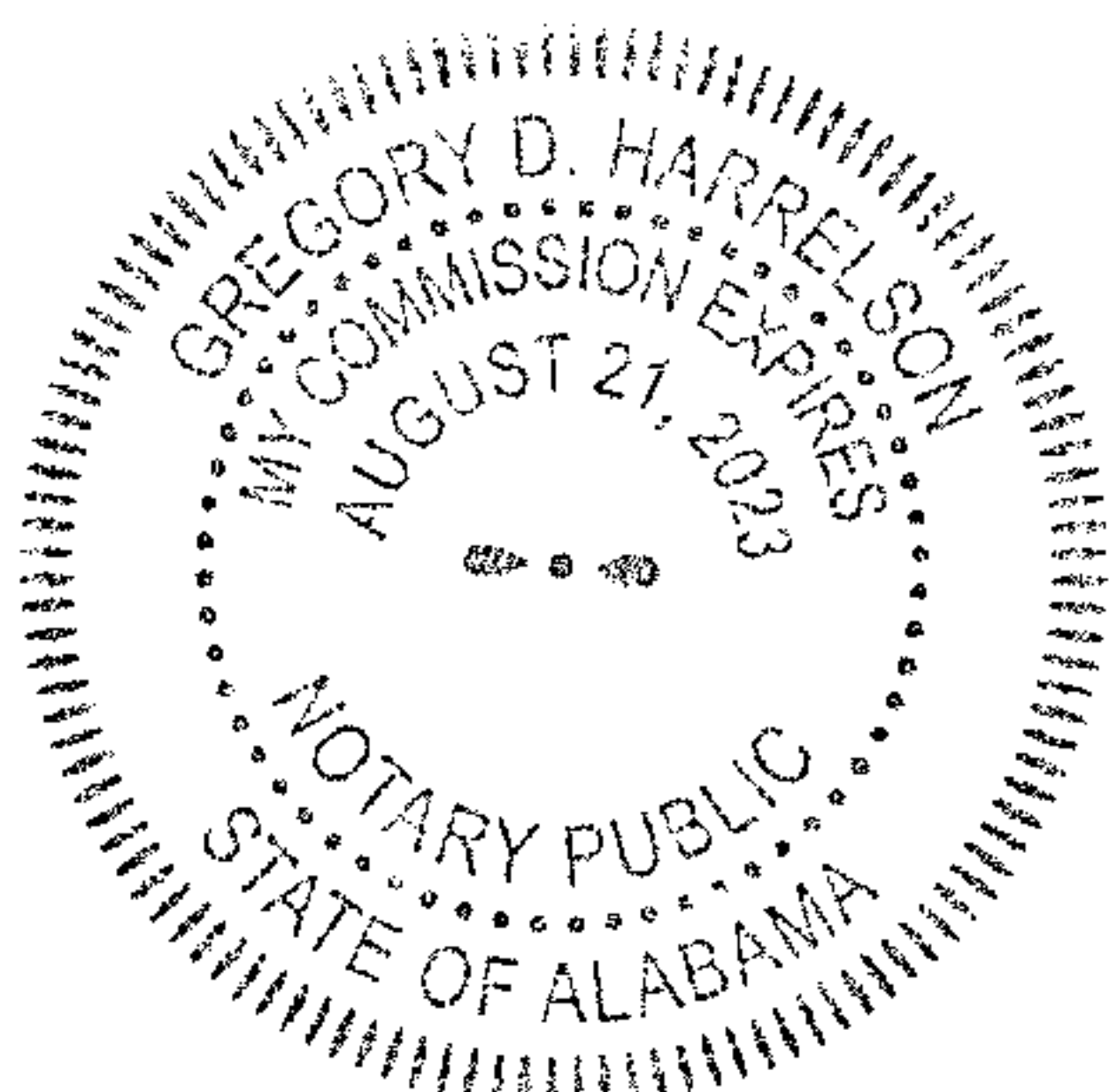


Gregory D. Harrelson
NOTARY PUBLIC
My Commission Expires: 8-21-23

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carla McEwen, whose name as Authorized Representative of IRA Innovations, LLC fbo Robert Farmer Jr. SEP IRA 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 conveyance, she, as such authorized representative and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 8th day of January, 2021.



Gregory D. Harrelson
NOTARY PUBLIC
My Commission Expires: 8-21-23

Ch



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 09:43:53 AM
\$305.00 CHERRY
20210203000056400

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name IRA Innovations, LLC
Mailing Address PO Box 360750
Birmingham, AL 35236

Grantee's Name Mark Hancock
Mailing Address Susie Hancock
2130 Kirkland Dr
Birmingham, AL 35243

Property Address Lot 109 Kirkman Preserve

Date of Sale 01/08/2021

Total Purchase Price \$ 275,000.00

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

☐ 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 1/8/2021

Print Gregory D. Harrison

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one