


WARRANTY DEED
Joint Tenants with Right of Survivorship


20120521000179710 1/2 \$210.00
Shelby Cnty Judge of Probate, AL
05/21/2012 10:23:40 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ninety Five Thousand and no/100's Dollars (\$195,000.00)** and other good and valuable consideration to the undersigned grantor,

IRA INNOVATIONS, INC. fbo [REDACTED] fka ENTRUST
ADMINISTRATION OF THE SOUTHEAST fbo [REDACTED]

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

CHARLES R. LAW and AMY Z. LAW

(hereinafter referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Staggy Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2012 and subsequent year.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property.

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, are not insured herein.

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEES, 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 that 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.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said



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premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative who is authorized to execute this conveyance has hereunto set its signature and seal this the 3rd day of May, 2012.

ATTEST:

IRA INNOVATIONS, INC. fbo [REDACTED]
[REDACTED] fka ENTRUST
ADMINISTRATION OF THE
SOUTHEAST fbo [REDACTED]
[REDACTED]


It's Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, Inc. fbo [REDACTED] fka Entrust Administration of the Southeast fbo [REDACTED] is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said IRA Innovations, Inc. fbo [REDACTED] fka Entrust Administration of the Southeast fbo [REDACTED]

Given under my hand and seal this the 3rd day of May, 2012.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Lane
Pelham, Alabama 35124

STATE OF ALABAMA AT LARGE
JUL 12 2014
BUNDLED INSTRUMENTS

SEND TAX NOTICE TO:

