

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Thousand and no/100's Dollars (\$500,000.00)** to the undersigned grantor,

**SOLID GROUND DEVELOPMENT, LLC**

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

**IRA INNOVATIONS, INC fbo THOMAS A. RICHEY, IRA**

the following described real estate situated in Shelby County, Alabama, to-wit:


Beginning at a found rebar corner that represents the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South 00°18'33" East along the West line of said quarter-quarter section a distance of 1,309.14' to a found rebar corner the represents the Southwest corner of same said quarter-quarter section; thence run South 89°01'22" East along the south line of said quarter-quarter section a distance of 579.73' to a found metal fence corner just southeast of the south end of the Lake; thence run North 27°51'53" East a distance of 551.35' to a found rebar corner; thence run North 36°43'14" East, a distance of 312.30' to a found metal fence corner just east of the west side of the Lake; thence run North 60°31'44" East a distance of 338.48' to a found rebar corner; thence run North 17°45'25" East a distance of 427.04' to a found rebar corner just east of the Dam Spillway; thence run North 31°52'40" West, a distance of 100.22' to a found rebar corner north of the Lake; thence run North 00°48'31" East a distance of 222.14' to a set rebar corner; thence run North 87°58'03" West crossing Lake Lane a distance of 328.01' to a rebar corner; thence run North 39°43'25" West a distance of 266.91' to a rebar corner; thence run North 50°02'18" West a distance of 327.61' to a found open top pipe corner; thence run South 00°34'58" East a distance of 325.53' to a found open top pipe corner on the North line of said Southeast corner of the Northwest Quarter; thence run North 89°10'12" West along said north line of said quarter-quarter section a distance of 660.17' to the point of beginning.

Subject property is situated in the Southeast Quarter of the Northwest quarter; the Southwest quarter of the Northeast quarter; the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and except any part of subject property that may lie within a roadway.

Subject to:

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.

  
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Shelby Cnty Judge of Probate, AL  
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*[Handwritten signature]*

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on recorded subdivision plat, as applicable.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
9. Transmission line permit to Alabama Power Company, recorded in Deed Book 127, page 356, in the Probate Office of Shelby County, Alabama.
10. Right of way to Shelby County, recorded in Deed Book 180, page 579 and Deed Book 180, page 551, in the Probate Office of Shelby County, Alabama.
11. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

The grantee (and it's successors and assigns) of the above described property may not sell, record an additional conveyance document or otherwise transfer title to this property within thirty six (36) months following the grantor's execution of this deed, except during that thirty six (36) month period the grantee, it's successors and assigns shall upon a request by Solid Ground Development, LLC and/or Ronald W. Johnson, individually transfer title to the grantor herein or Ronald W. Johnson, individually for the consideration of \$500,00.00 plus the sum of \$500.00 for each month or a part of any month that the property is owned by the grantee, it's successors and assigns and the amount of the taxes, assessments, charges or impositions paid by the grantee, it's successors and assigns after the date of the execution of this deed.

TO HAVE AND TO HOLD, to the said grantee, its successors and assigns.

And grantor does, for itself and for it's successors and assigns covenant with the said grantee, its successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

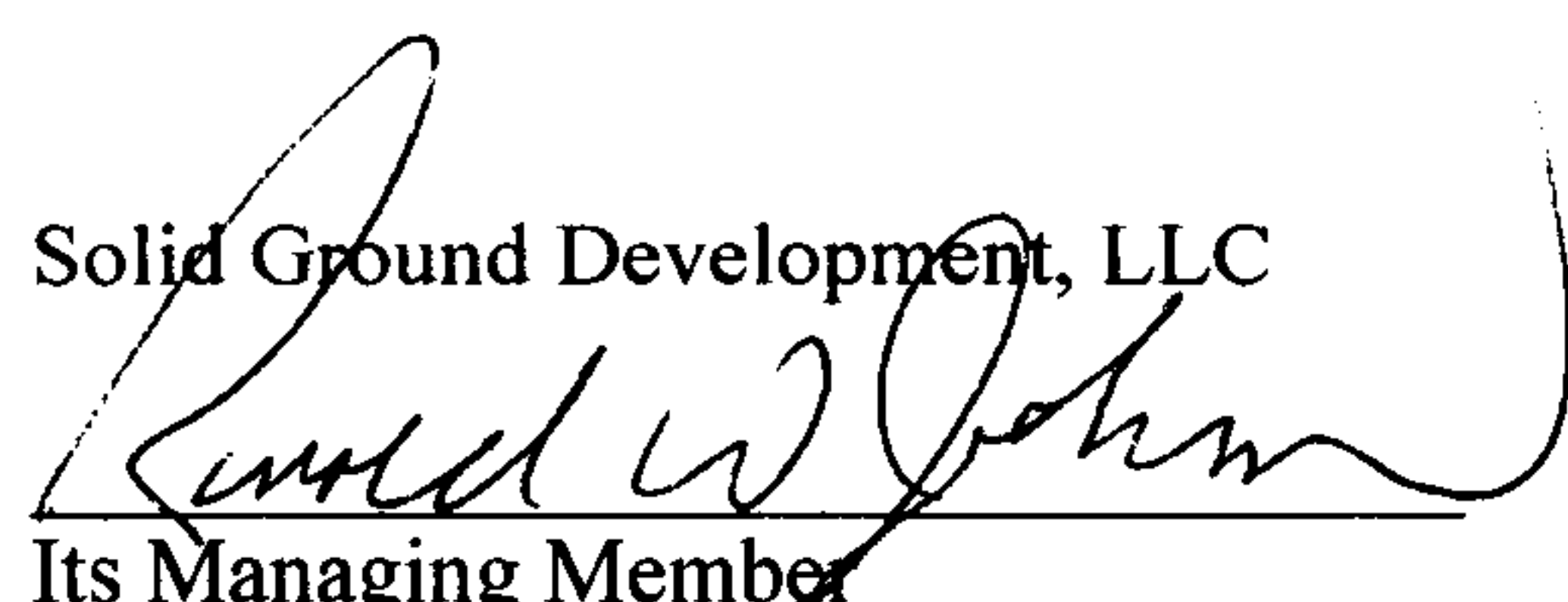
IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 28th day of June, 2012.

WITNESS:

\_\_\_\_\_

By:

Solid Ground Development, LLC

  
Its Managing Member

*Notary on next page*



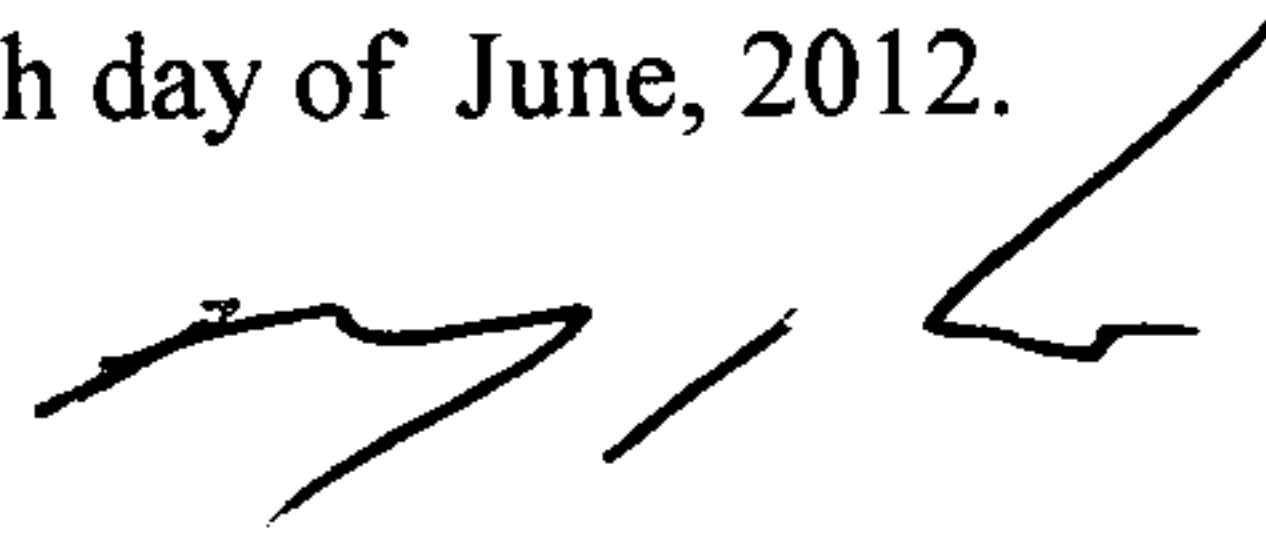
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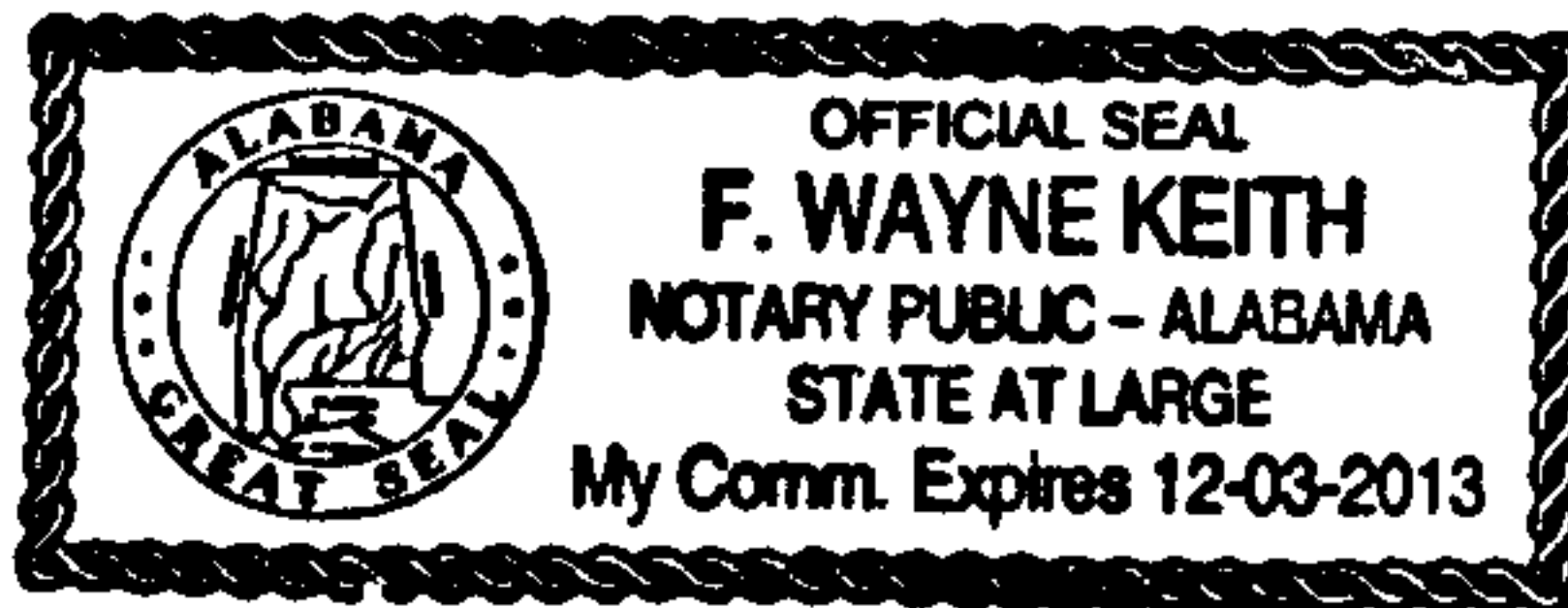
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ronald W. Johnson, whose name as Managing Member of Solid Ground Development, LLC 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 in that designated capacity executed the same voluntarily and as the act of Solid Ground Development, LLC on the day the same bears date.

Given under my hand and seal this the 28th day of June, 2012.



Notary Public



THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney  
120 Bishop Circle  
Pelham, Alabama 35124

SEND TAX NOTICE TO:

IRA Innovations, Inc.  
5184 Caldwell Mill Road  
Birmingham, Alabama 35244

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Shelby County, AL 07/05/2012  
State of Alabama  
Deed Tax: \$500.00