

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred, Thirty One Thousand, Four Hundred and no/100's Dollars (\$431,400.00)** and other good and valuable consideration to the undersigned grantor,

AFK Land, LLC, an Alabama limited liability company (hereinafter referred to a GRANTOR)

in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

IRA INNOVATIONS, INC fbo JERRY R. ADAMS, SR., IRA (hereinafter referred to as GRANTEE)

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

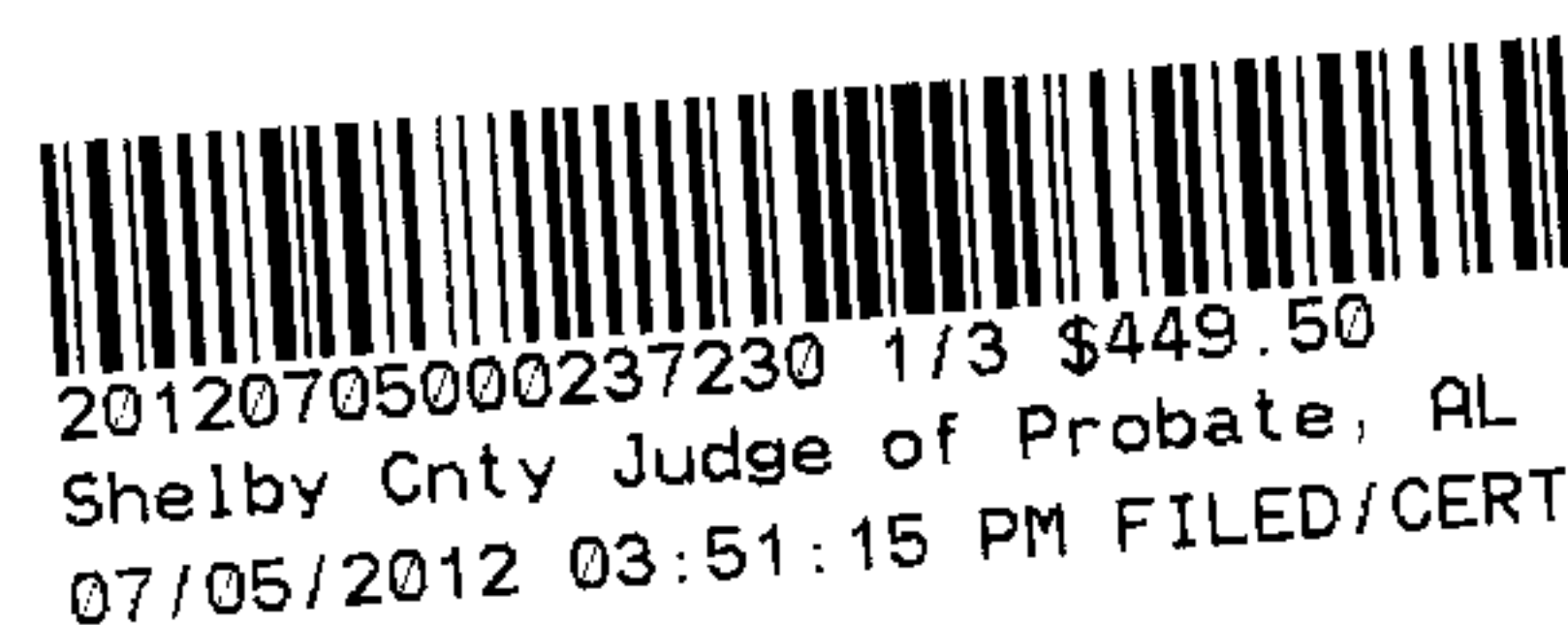
Lots 103 through and including Lot 111, Lots 113 through and including Lot 122, Lots 125 through and including Lot 143 and Lots 99 through and including Lot 101, of the Survey of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Also that certain parcel adjoining Lot 103, situated in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 21 South, Range 3 West and being more particularly described as follows:

Commence at the Northeast corner of Lot 103 and proceed South 70 Degrees East for a distance of 71.81 Feet to a point; thence proceed South 38 Degrees West for a distance of 180 Feet to a point on the Northerly right of way of Crider Rd.; thence proceed in a Northwesterly direction along Crider Rd. to the Southeast corner of said Lot 103; thence proceed in a Northeasterly direction along the Eastern lot line of Lot 103 to the Point of Beginning.

Subject to:

- 1. Taxes and assessments for the tax year 2012 and subsequent years and not yet due and payable.**
- 2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 106, Page 565, in the Probate Office of Shelby County, Alabama, and any damages relating to the exercise of such rights or the extraction of such minerals.**
- 3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 266 and Deed Book 102, Page 265, in said Probate**



Office.

4. Easements and Rights of Way granted to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499, in said Probate Office.

5. All Matters set forth in Grant of Land Easement and Restrictive Covenants for underground facilities to Alabama Power Company as recorded in Instrument 2006121000601470, Instrument No. 2005080300393820 and Instrument No. 20050801000385500, in said Probate Office.

6. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.

7. Notice to the insured is hereby given that the recorded subdivision map(s), as recorded in Map Book 38, Page 19, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.

8. Restrictions appearing of record in Instrument No. 20051013000532900 and First Amendment as recorded in Instrument No. 2006122100062100, in said Probate Office, but deleting any restrictions based on race, color, creed or national origin.

9. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.

10. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Lacey's Grove LLC to Union State Bank, dated September 30, 2011, recorded in Instrument No. 20111004000293210, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

The above described property is sold as is and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD, unto the said Grantee, it's successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 29th day of June, 2012.

ATTEST:

AFK Land, LLC



It's Managing Member

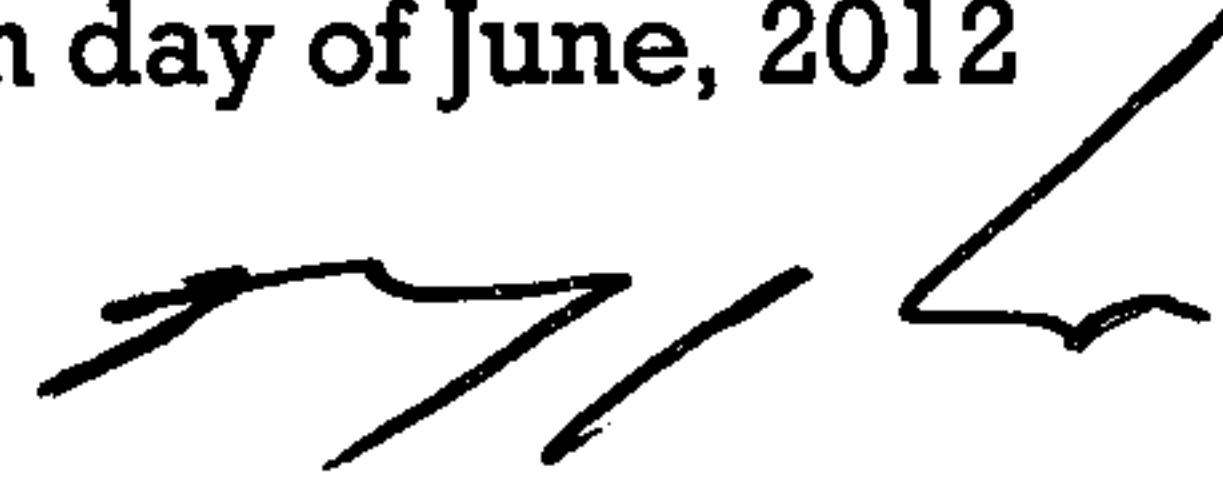
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Shelby Cnty Judge of Probate, AL
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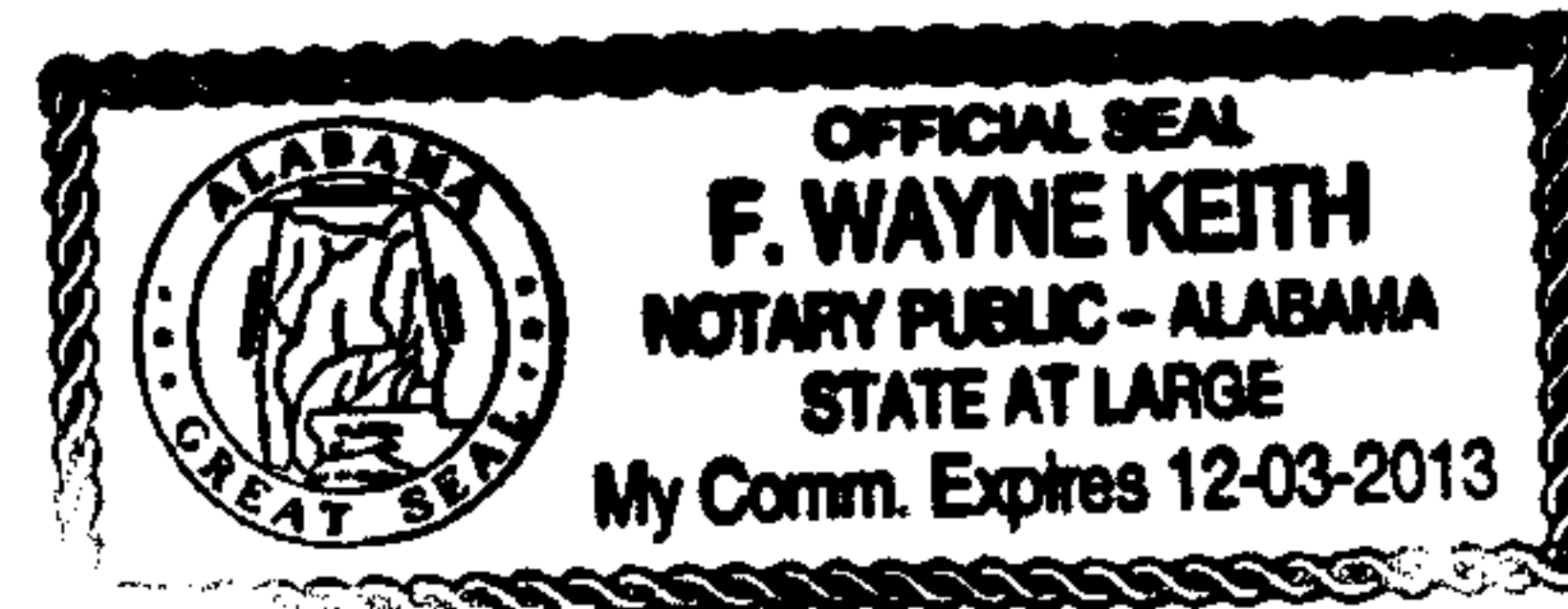
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, whose name as Managing Member of AFK Land, LLC, an Alabama limited liability company 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 Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 29th 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 35242



20120705000237230 3/3 \$449.50
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Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$431.50