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Shelby Cnty Judge of Probate, AL
07/18/2012 11:52:31 AM FILED/CERT

Prepared by:
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1957 Hoover Court, Suite 306
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Send Tax Notice to:
Brandy Long
P.O. Box 361292
Birmingham, AL 35236

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **ENTRUST ADMINISTRATION OF THE SOUTHEAST fbo/TIM SULLIVAN IRA nka IRA INNOVATIONS, INC., fbo/TIM SULLIVAN IRA, an Alabama corporation, by its President, William P. Gulas** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **BRANDY LONG** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Hoot Hollow Family Subdivision, as recorded in Map Book 22, page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.


\$29,000.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Entrust Administration of the Southeast and Entrust Administration of the Southeast, Inc., are one and the same entity.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 12th day of July, 2012.




ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC.
fbo/TIM SULLIVAN IRA
nka IRA INNOVATIONS, INC., fbo/TIM SULLIVAN IRA
by its President, William P. Gulas

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM P. GULAS, President of IRA INNOVATIONS, INC., fbo/Tim Sullivan IRA fka ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC., fbo/Tim Sullivan IRA, an Alabama corporation**, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of July, 2012.



NOTARY PUBLIC
My commission expires:
MY COMMISSION EXPIRES FEBRUARY 3, 2015

Shelby County, AL 07/18/2012
State of Alabama
Deed Tax: \$1.00