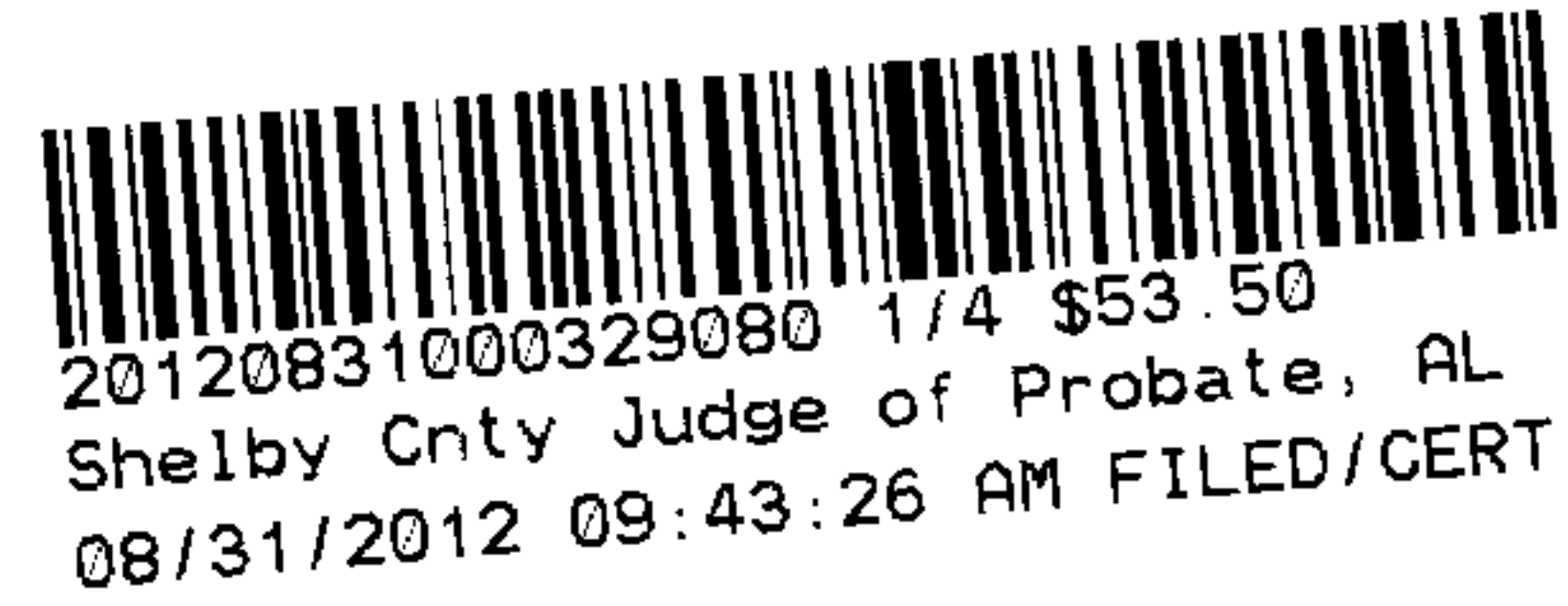


**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

STATE OF ALABAMA  
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Two Thousand, Five Hundred and no/100's Dollars (\$32,500.00)** and other good and valuable consideration to the undersigned grantor,

**IRA INNOVATIONS, INC. fbo BRETT WINFORD IRA 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

**WILLIAM BOND and MAXINE BOND**

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

**Lot 539, according to the Final Plat Riverwoods, 5th Sector, Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama**

**This conveyance subject to:**

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Easement granted to Riverwoods Properties as recorded in Inst. No. 2003-53593.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-38 and Inst. No. 2004-39.**
- 5. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2002-46365.**
- 6. Restrictions and covenants appearing of record in Instrument No. 2002-7338; Instrument No. 1996-2205; Inst. No. 2004-37; Inst. No. 2005-38339 and Inst. No. 2007-43516.**
- 7. Right-of-way granted to Alabama Power Company recorded in Deed Volume 127, Page 442.**
- 8. Right-of-way granted to South Central Bell Telephone Company recorded in Shelby Real 116, Page 275.**
- 9. 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.**
- 10. Right-of-way granted to Southern Natural Gas recorded in Inst. No. 2001-54741.**

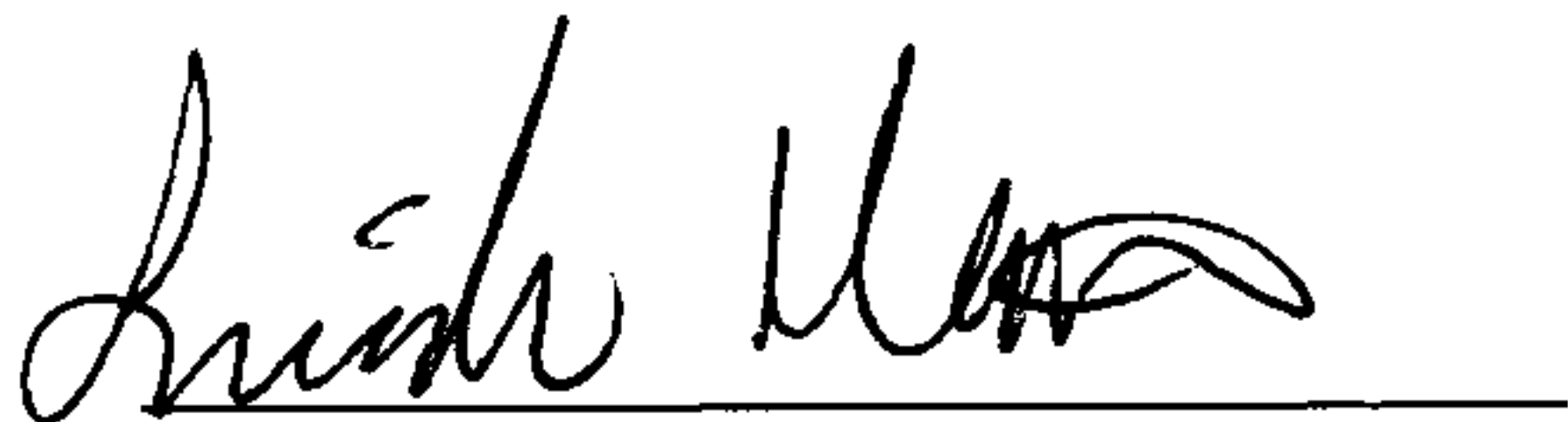
TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in 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 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 22nd day of August, 2012.

ATTEST:



IRA INNOVATIONS, INC. fbo BRETT  
WINFORD IRA fka ENTRUST  
ADMINISTRATION OF THE SOUTHEAST  
fbo IRA Account #1557

  
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 Brett Winford IRA fka Entrust Administration of the Southeast fbo Account # 1557, 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 Brett Winford IRA fka Entrust Administration of the Southeast fbo IRA Account #1557.

Given under my hand and seal this the day of August, 2012.

  
20120831000329080 2/4 \$53.50  
Shelby Cnty Judge of Probate, AL  
08/31/2012 09:43:26 AM FILED/CERT  
Notary Public

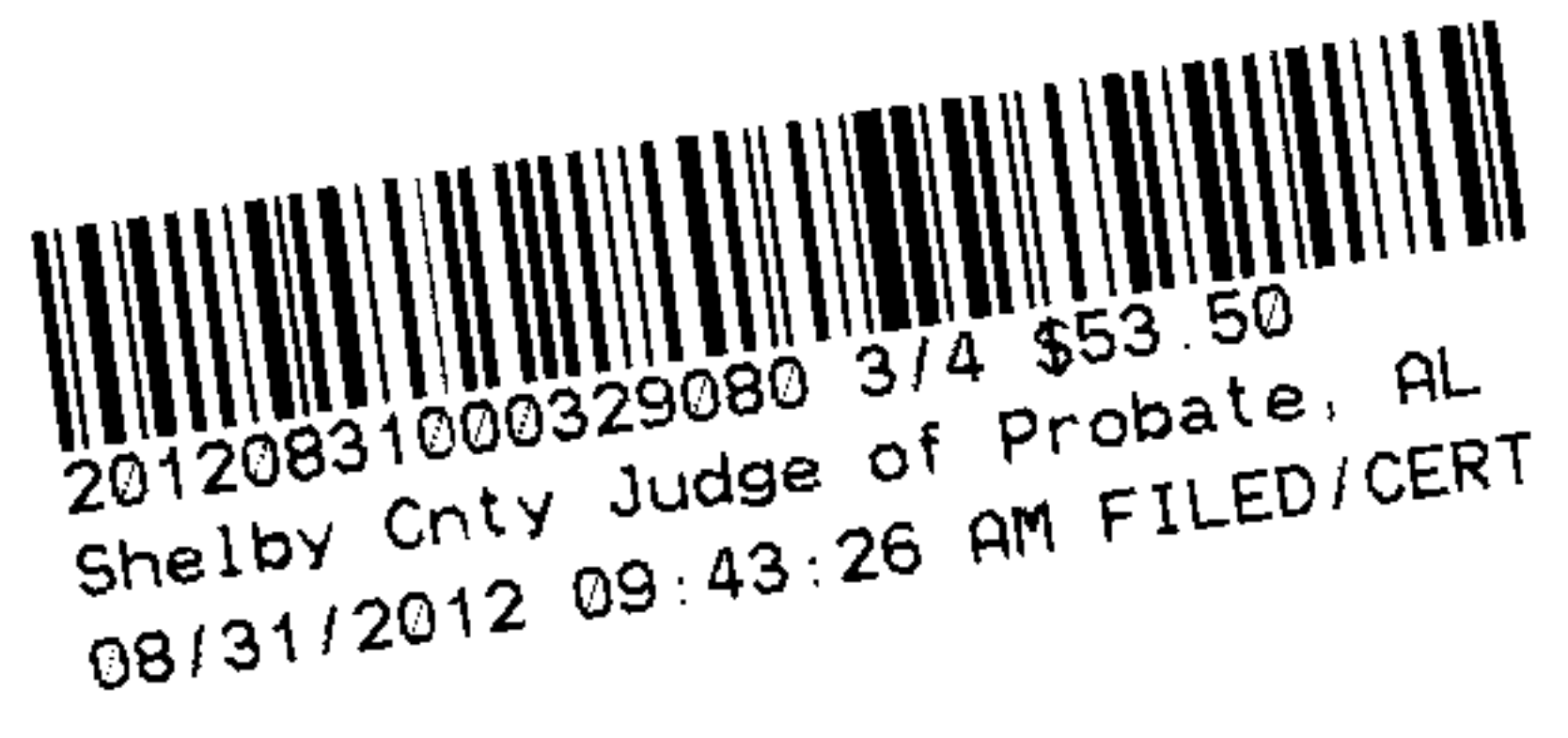
INGRID ELISHA HOLCOMBE  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JULY 12, 2014

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

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



Shelby County, AL 08/31/2012  
State of Alabama  
Deed Tax: \$32.50



## 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 Inc	Grantee's Name	William Bond
	fbo Brett Winford IRA		Maxine Bond
Mailing Address	5184 Caldwell Mill Road	Mailing Address	1580 Highway 1
	Birmingham, AL 35244		Bessemer, AL 35022

Property Address: Lot 539 Riverwoods

Date of Sale: 08-2312  
Total Purchase Price \$32,500.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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 August 23, 2012

☐ Unattested

x

Print: William Bond

Sign William Bond  
(verified by) (Grantee)

Print: Maxine Bond

Sign Maxine Bond  
(verified by) (Grantee)

x

Form RT-1

20120831000329080 4/4 \$53.50  
Shelby Cnty Judge of Probate, AL  
08/31/2012 09:43:26 AM FILED/CERT