

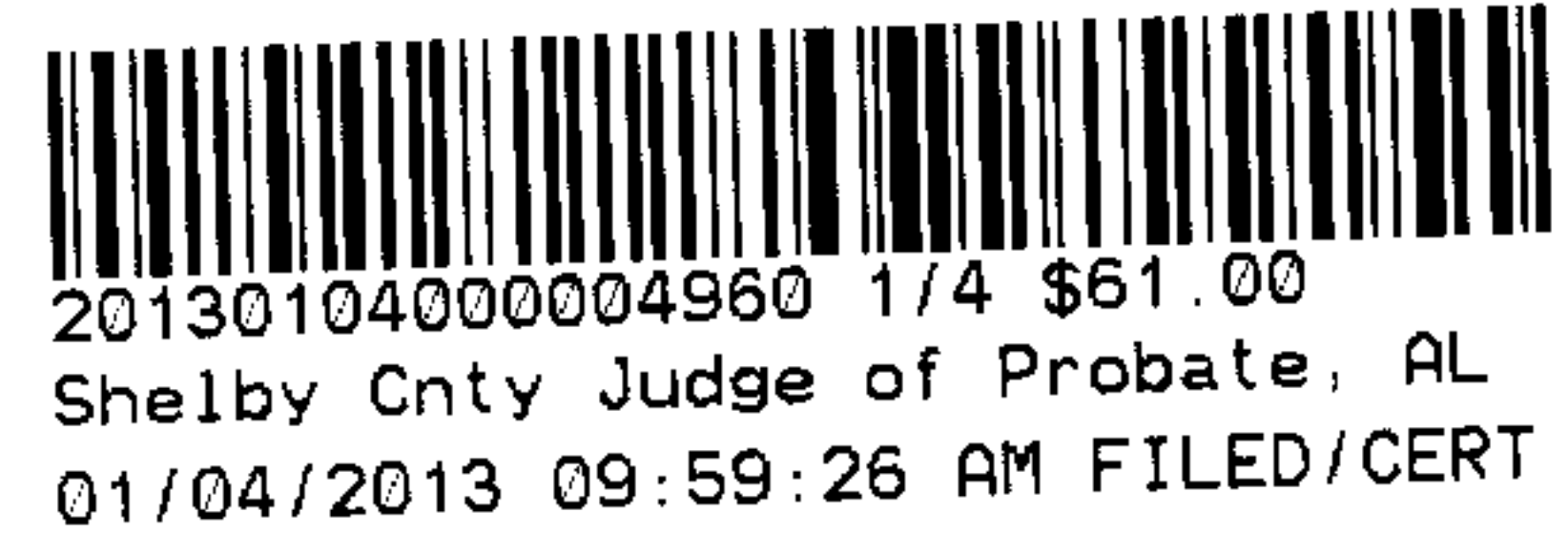
Send tax notice to:

IRA INNOVATIONS INC. FBO
BILLY GOSSETT, IRA
5184 CALDWELL MILL ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 VALLEYDALE RD, SUITE A2
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA
Shelby COUNTY

2012619



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00) in hand paid to the undersigned, JAMES RAY GARMON, a married man (hereinafter referred to as "Grantors") by IRA INNOVATIONS INC. FBO BILLY GOSSETT, IRA (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$40.00

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYNG THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING THOSE IN DEED BOOK 175, PAGE 214, IN SAID PROBATE OFFICE.
3. EASEMENT TO SAVANNAH DEVELOPMENT, INC. AS SHOWN BY INSTRUMENT RECORDED AS INSTRUMENT NO. 1994-20518, IN SAID PROBATE OFFICE.
4. AGREEMENT AND GRANT OF EASEMENT BY AND BETWEEN RANDALL H. GOGGINS AND JEFFREY STERN RECORDED AS INSTRUMENT NO. 1994-6147, IN SAID PROBATE OFFICE.

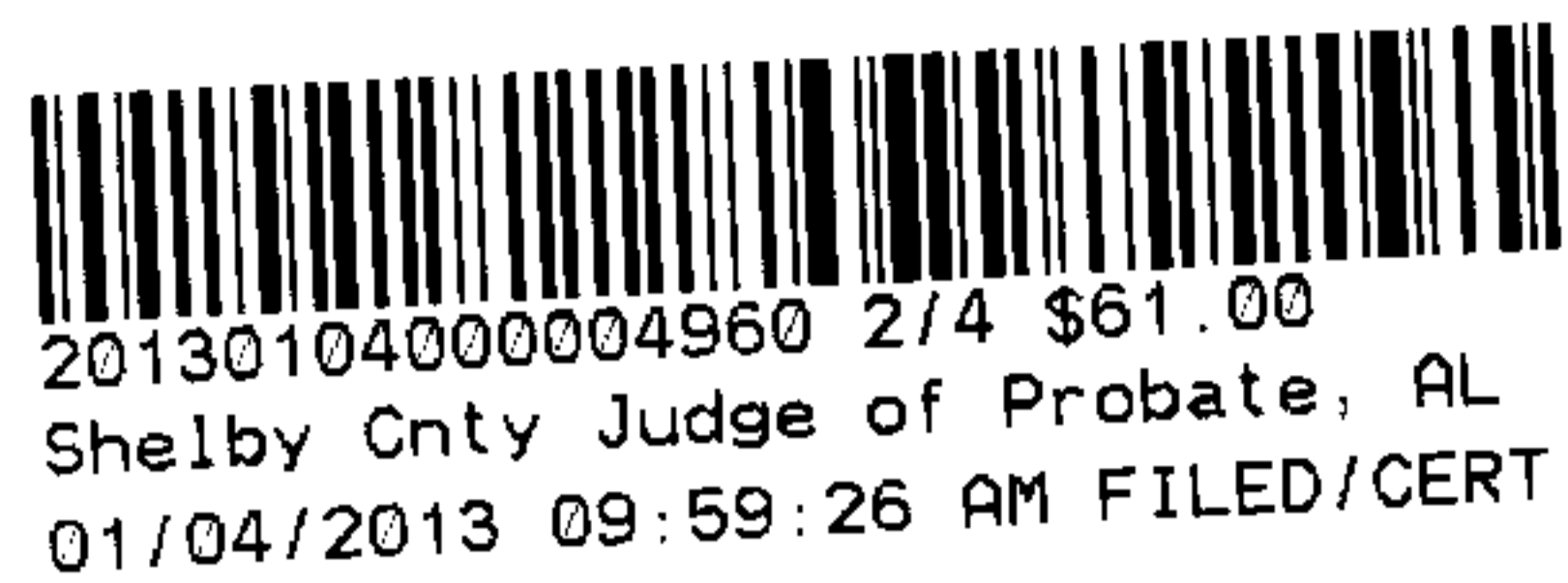
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13TH day of December, 2012.



JAMES RAY GARMON



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES RAY GARMON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2012.



Notary Public
Print Name: *Paul J. Harwell*
Commission Expires: *NE 2016*

EXHIBIT "A"

Begin at the NW corner of Lot 6, High Hampton Estates, as recorded in Map Book 20, Page 84; thence North 89 degrees 27 minutes 58 seconds West a distance of 448.89 feet to a point on the East right of way (80 foot right of way) of Shelby County Road 35 and a point on a curve to the left having a central angle of 2 degrees 34 minutes 59 seconds and a radius of 2,063.60 feet, said curve subtended by a chord bearing South 34 degrees 53 minutes 43 seconds West and a chord distance of 93.03 feet; thence along the arc of said curve and along said right of way a distance of 93.03 feet to a point of a curve to the left having a central angle of 102 degrees 11 minutes 23 seconds, a radius of 25 feet; said curve subtended by a chord bearing South 14 degrees 54 minutes 49 seconds East and chord distance of 38.91 feet; thence along the arc of said curve and said right of way a distance of 44.59 feet to a point on the North right of way of High Hampton Drive and a point of a curve to the left having a central angle of 10 degrees 01 minutes 38 seconds, a radius of 270.00 feet, said curve subtended by a chord bearing South 71 degrees 01 minutes 20 seconds East, a chord distance of 47.19 feet and along arc of said chord and said right of way a distance of 47.25 feet; thence South 76 degrees 02 minutes 08 seconds East and along said right of way, a distance of 145.93 feet to a point of a curve to the left having a central angle of 8 degrees 48 minutes 03 seconds, a radius of 570.00 feet subtended by a chord bearing which bears South 8 degrees 26 minutes 10 seconds East a chord distance of 87.47 feet; thence along the arc and along said right of way a distance of 87.55 feet; thence South 84 degrees 50 minutes 12 seconds East and along said right of way a distance of 44.24 feet to a point of a curve to the left having a central angle of 2 degrees 10 minutes 30 seconds, a radius of 570.00 feet, subtended by a chord bearing South 85 degrees 55 minutes 27 seconds East, a chord distance of 21.64 feet and along said right of way an arc distance of 21.64 feet; thence North 0 degrees 32 minutes 02 seconds East and leaving said right of way 188.29 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except landscape easement as shown on High Hampton Estates, as recorded in Map Book 20, page 84, in the Office of the Judge of Probate of Shelby County, Alabama.



20130104000004960 3/4 \$61.00
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:26 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Ray Gorman
Mailing Address 525 Cahaba Manor Ln
Pelham AL 35124

Grantee's Name IRA Innovations
Mailing Address 5184 Caldwell Mill Rd
Suite 204-303
B'ham AL 35124

Property Address _____

Date of Sale 12-13-12

Total Purchase Price \$ 40,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130104000004960 4/4 \$61.00
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:26 AM FILED/CERT

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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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.

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 assessor's current market value.

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 12-13-12

Print James Ray Gorman

Unattested _____

(verified by)

Sign James Ray Gorman
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13th DAY OF December, 2012.

Form RT-1

COUNTY OF SHELBY

NOTARY PUBLIC