

Shelby County, AL 01/11/2013
State of Alabama
Deed Tax: \$25.00

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
3570 Grandview Parkway, Suite 100
Birmingham, Alabama 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **IRA INNOVATIONS, INC. FBO JERRY ADAMS, SR. IRA** ("Grantor"), by **D.R. HORTON, INC.-BIRMINGHAM**, an Alabama corporation ("Grantee"), Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lot 119 according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").


TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 9 day of January, 2013.

GRANTOR:

IRA INNOVATIONS, INC. FBO JERRY ADAMS, SR. IRA


By: 
William P. Gulas
Its: Authorized Representative

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William P. Gulas, whose name as Authorized Representative of IRA INNOVATIONS, INC. FBO JERRY ADAMS, SR. IRA, 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 conveyance, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of Grantor.

Given under my hand and official seal this the 9 day of January, 2013.


Notary Public ALABAMA STATE AT LARGE
My Commission Expires JULY 12, 2016

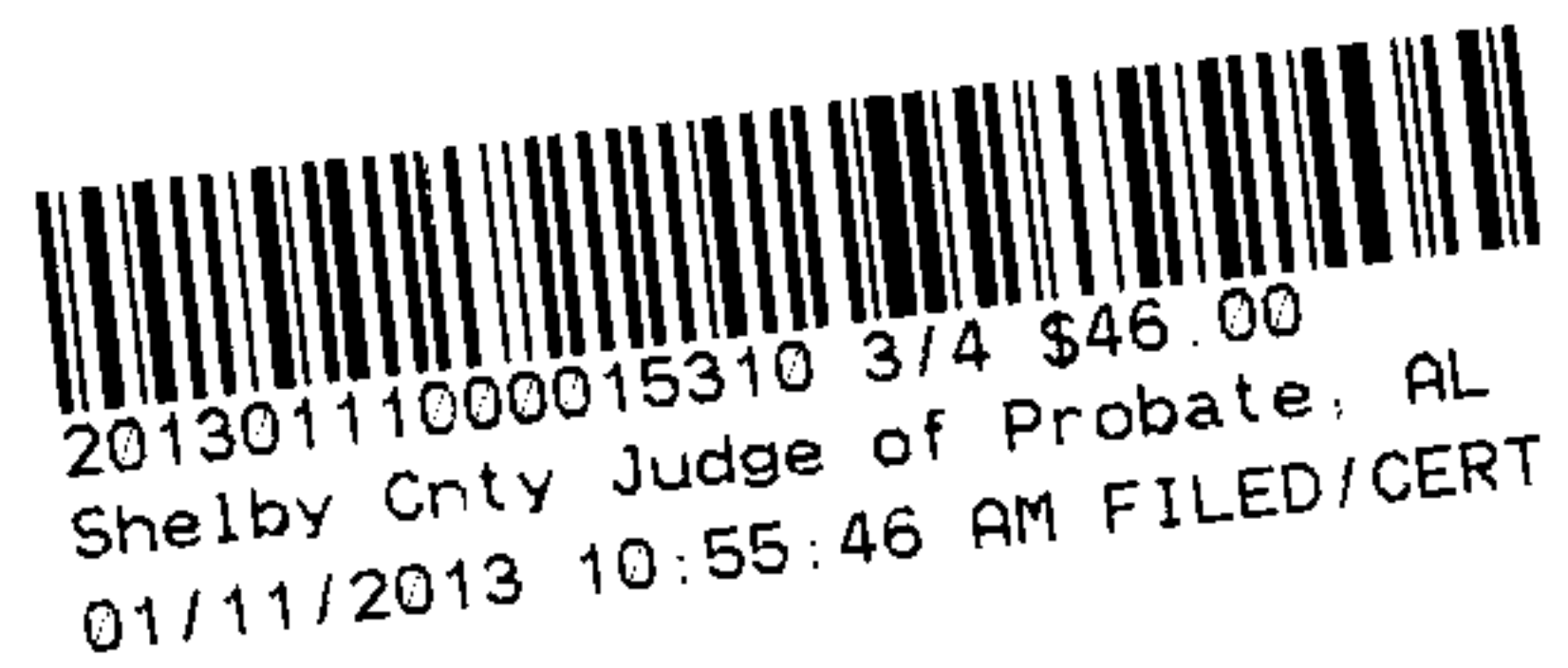


20130111000015310 2/4 \$46.00
Shelby Cnty Judge of Probate, AL
01/11/2013 10:55:46 AM FILED/CERT

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2013 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on the Survey of Lacey's Grove Phase 2 as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.
3. Lacey's Grove Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051013000532900, Amendment #1 to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20061221000621000, and Adoption and Ratification of Declaration as recorded in Instrument 20121031000417960, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 102, page 266, Deed Volume 102, page 264 and Deed Volume 102, page 265, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Volume 154, page 501 and Deed Volume 154, page 499, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20050803000393820, 2005080100038550, and Instrument 20061212000601470, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 106, page 565, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	<u>IRA INNOVATIONS, INC.</u>	Grantee's Name	<u>D.R. Horton, Inc. - Birmingham</u>
Mailing Address	<u>FBO JERRY ADAMS, SR. IRA</u>	Mailing Address	<u>3570 Grandview Parkway</u>
	<u>5184 Caldwell Mill Road</u>		<u>Birmingham, Alabama 35243</u>
	<u>Suite 204-303</u>		
	<u>Birmingham, AL 35244</u>		
Property Address	<u>Lot 119 on Crider Rd</u>	Date of Sale	<u>January 10, 2013</u>
	<u>Lacey's Grove Subdivision</u>	Total Purchase Price	<u>\$25,000.00</u>
	<u>Alabaster, AL 35114</u>	or	
	<u>(unimproved residential lot)</u>	Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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



20130111000015310 4/4 \$46.00
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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 January 10, 2013

Print: William P. Gulas

Sign: [Signature]

Authorized Representative of Owner

STATE OF ALABAMA
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 10 day of January, 2013.

My Commission Expires:

Form RT-1