

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
IRA Innovations, LLC, FBO David Jones

20130430000176030 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
04/30/2013 03:04:52 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-Five Thousand And No/100 Dollars (\$35,000.00) in hand paid by IRA Innovations, LLC, FBO David Jones (hereinafter referred to as "GRANTEES") to IRA Innovations, LLC, [REDACTED] f/k/a IRA Innovations, Inc., [REDACTED] (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 527, according to the Final Plat of Riverwoods, 5th Sector, Phase II, as recorded in Map Book 33, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2013 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this April 19, 2013.

IRA INNOVATIONS, LLC, [REDACTED]

BY: [Signature]
William P. Gulas, Authorized Representative

STATE OF ALABAMA)

CHILTON COUNTY)

I, the undersigned authority, 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, LLC., FBO Account Number 1557, 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 said LLC.

Given under my hand and official seal on the 19th day of April, 2013.

Notary Public

Commission Expires:

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

Shelby County, AL 04/30/2013
State of Alabama
Deed Tax: \$35.00

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, LLC, FBO Account Number 1557, f/k/a IRA Innovations, Inc., FBO Account Number 1557 Grantee's Name IRA Innovations, LLC, FBO David Jones

Mailing Address P. O. Box 360750 Birmingham, AL 35236 Mailing Address P. O. Box 360750 Birmingham, AL 35236

Property Address Lot 527 Riverwoods 5th Sector, Phase II
Helena, AL 35080

Date of Sale April 19, 2013
Total Purchase Price \$35,000.00
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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ 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

Grantor's name and mailing address - IRA Innovations, LLC, FBO Account Number 1557, f/k/a IRA Innovations, Inc., FBO Account Number 1557, P. O. Box 360750, Birmingham, AL 35236.

Grantee's name and mailing address - IRA Innovations, LLC, FBO David Jones, P. O. Box 360750, Birmingham, AL 35236.

Property address - Lot 527 Riverwoods 5th Sector, Phase II, Helena, AL 35080

Date of Sale - April 19, 2013.

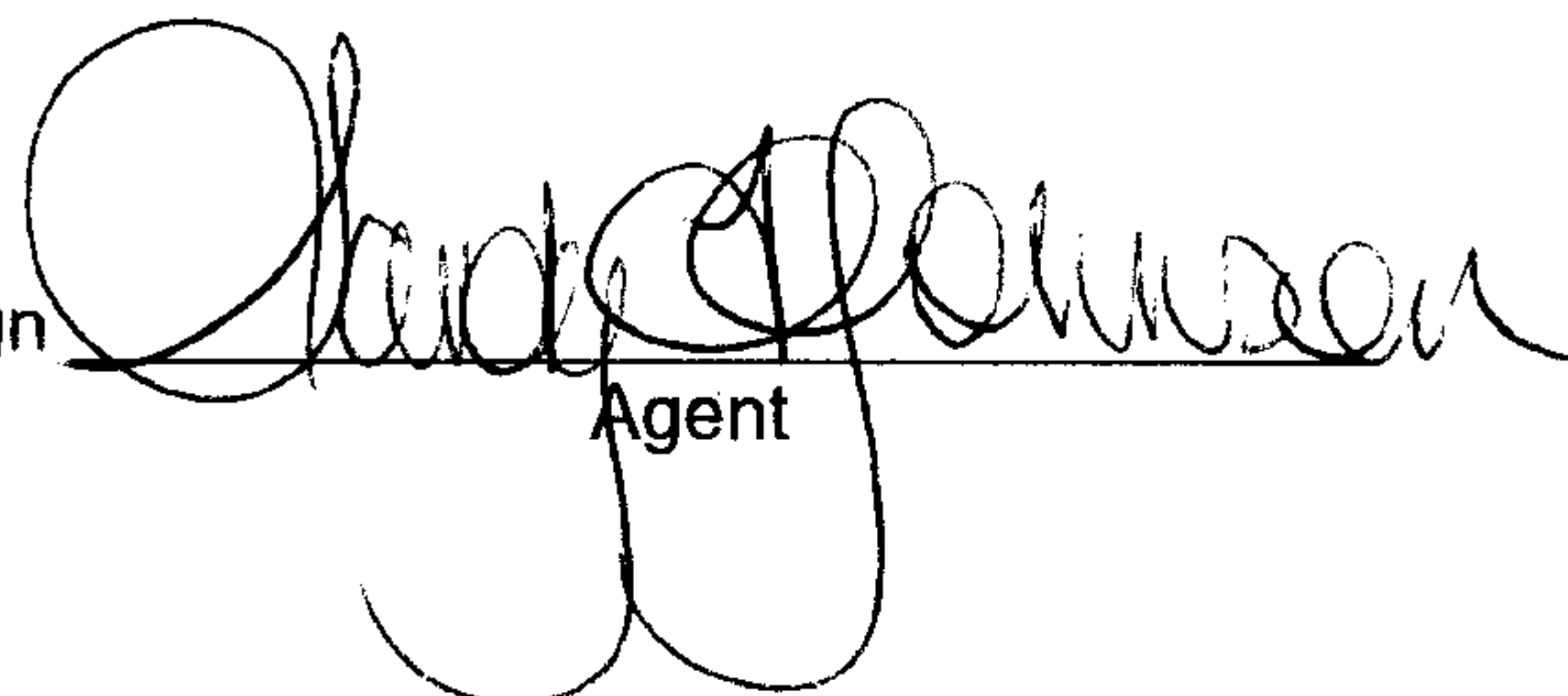
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: April 19, 2013

Sign  Agent

