


STATE OF ALABAMA)
 :
JEFFERSON COUNTY)


20130516000202690 1/4 \$233.50
Shelby Cnty Judge of Probate, AL
05/16/2013 11:27:36 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Two Hundred Twelve Thousand Two Hundred Twenty-One and 48/100 Dollars (\$212,221.48) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, FIRST UNITED SECURITY BANK, an Alabama banking corporation (herein referred to as "**Grantor**"), does hereby grant, bargain, sell and convey unto IRA INNOVATIONS, LLC, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA (herein referred to as "**Grantee**"), the following-described real estate situated in Shelby County in the State of Alabama, to wit:

See **Exhibit A** attached hereto and made a part hereof

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining. This conveyance is made subject to all matters of record affecting said property, minerals and mining rights not owned by Grantor, matters of survey, and ad valorem taxes for the current year and subsequent years.


TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, with full authority, on this 14 day of May, 2013.

Grantor:

First United Security Bank,
an Alabama banking corporation

By: 
Dan McArthur
Senior Vice President

Shelby County, AL 05/16/2013
State of Alabama
Deed Tax: \$212.50

ACKNOWLEDGEMENT

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, Susan Jane Mathis, a notary public in and for said County in said State, hereby certify that DAN McARTHUR, whose name as SENIOR VICE PRESIDENT of FIRST UNITED SECURITY BANK, an Alabama banking 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under by hand, this the 14th day of May, 2013.

Susan Jane Mathis
Notary Public
My commission expires: 10/1/13

This instrument prepared by:

Christopher P. Couch, Esq.
Haskell Slaughter Young & Rediker, LLC
2001 Park Place, Suite 1400
Birmingham, Alabama 35203



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Exhibit A

(Legal Description)

Parcel I:

Lots 2, 7, 10, 15, 16 and 19, according to the Final Plat of Creekwater Phase One, as recorded in Map Book 38, Page 138, in the Probate Office of Shelby County, Alabama.

Parcel II:


Lots 4A and 23A, according to the Creekwater Resurvey 1, as recorded in Map Book 42, Page 103, in the Probate Office of Shelby County, Alabama.

Parcel III:

Lot 39, according to the Final Plat Creekwater Phase Two A, as recorded in Map Book 40, Page 81, in the Probate Office of Shelby County, Alabama.

Parcel IV:

Lots 28, 32 and 33, according to the Survey of Creekwater Phase Two B, as recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.


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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>First United Security Bank</u>	Grantee's Name	<u>IRA Innovations, LLC,</u>
Mailing Address	<u>P.O. Box 1763</u>		<u>Brett Winford, IRA</u>
	<u>Calera, Alabama 35040</u>	Mailing Address	<u>100 Concourse Pkwy., #275</u>
			<u>Birmingham, Alabama 35244</u>
Property Address	<u>Lots 2, 7, 10, 16, 19, 4A, 23A, 39</u>	Date of Sale	<u>May 14, 2013</u>
	<u>28, 32, and 33</u>	Total Purchase Price	<u>\$212,221.48</u>
	<u>Of Creekwater Subdivision</u>	or	
	<u>Helena, Alabama</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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

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 avail

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


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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 5/16/2013

☐ Unattested _____
(verified by)

Print Name Christopher P. Couch
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one