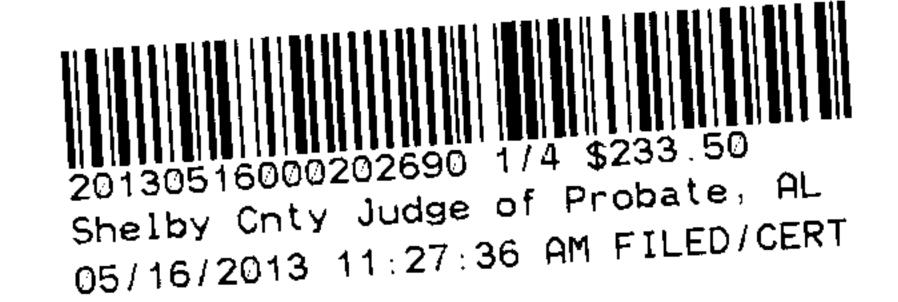
STATE OF ALABAMA)
	:
JEFFERSON COUNTY)



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 /4 day of May, 2013.

Grantor:

First United Security Bank, an Alabama banking corporation

Dan McArthur

Senior Vice President

State of Alabama Deed Tax: \$212.50

ACKNOWLEDGEMENT

GIVEN under by hand, this the $14^{1/N}$ day of May, 2013.

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

voluntarily for and as the act of said corporation.

20130516000202690 2/4 \$233.50

Shelby Cnty Judge of Probate, AL 05/16/2013 11:27:36 AM FILED/CERT

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.

Real Estate Sales Validation Form

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

First United Security Bank

Grantor's Name

Mailing Address P.O. Box 1763

Grantee's Name

IRA Innovations, LLC,

Brett Winford, IRA

	Calera, Alabama 35040		Concourse Pkwy., #275 mingham, Alabama 35244
Property Address	Lots 2, 7, 10, 16, 19, 4A, 23A, 39 28, 32, and 33 Of Creekwater Subdivision Helena, Alabama	Date of Sale Ma Total Purchase Price or Actual Value or Assessor's Market V	\$
-	e or actual value claimed on this fortordation of documentary evidence is no		following documentary evidence:
Bill of Sale Sales Contr X Closing Sta	act	Appraisal Other	, <u></u>
If the conveyance filing of this form	document presented for recordation cois not required.	ontains all of the required	d information referenced above, the
		uctions	
Grantor's name an their current maili	d mailing address – provide the name ng address.	of the person or persons	conveying interest to property and
1 '	nd mailing address – provide the nam		
Property address -	- the physical address of the property b	eing conveyed, if avail	20130516000202690 4/4 \$233 50
Date of Sale – the	date on which interest to the property	11100 0001101100	Shelby Cnty Judge of Probate, AL 05/16/2013 11:27:36 AM FILED/CERT
-	rice – the total amount paid for the nstrument offered for record.	purchase of the prope	rty, both real and personal, being
conveyed by the	the property is not being sold, the instrument offered for record. This nasessor's current market value.		
current use valuat	ovided and the value must be determion, of the property as determined by erty tax purposes will be used and the	the local official charge	d with the responsibility of valuing
accurate. I furthe	est of my knowledge and belief, that er understand that any false statements in Code of Alabama 1975§ 40-22-1 (h)	s claimed on this form in the second	may result in the imposition of the
Date 5/14/2	2013	Print Name	mestophel. Couch
Unattested		Sign	A
	(verified by)	(Grantor/Gran	ntee/Owner/Agent) circle one Form RT-1