

STATE OF ALABAMA           )  
                                         :  
JEFFERSON COUNTY         )

  
20130516000202700 1/5 \$59.50  
Shelby Cnty Judge of Probate, AL  
05/16/2013 11:27:37 AM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Thirty-Five Thousand Four Hundred Twenty-Eight and 58/100 Dollars (\$35,428.58) 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 DAVID JONES, IRA and 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<sup>th</sup> 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: \$35.50

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 14<sup>th</sup> 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)

### **COMMON AREA 1**

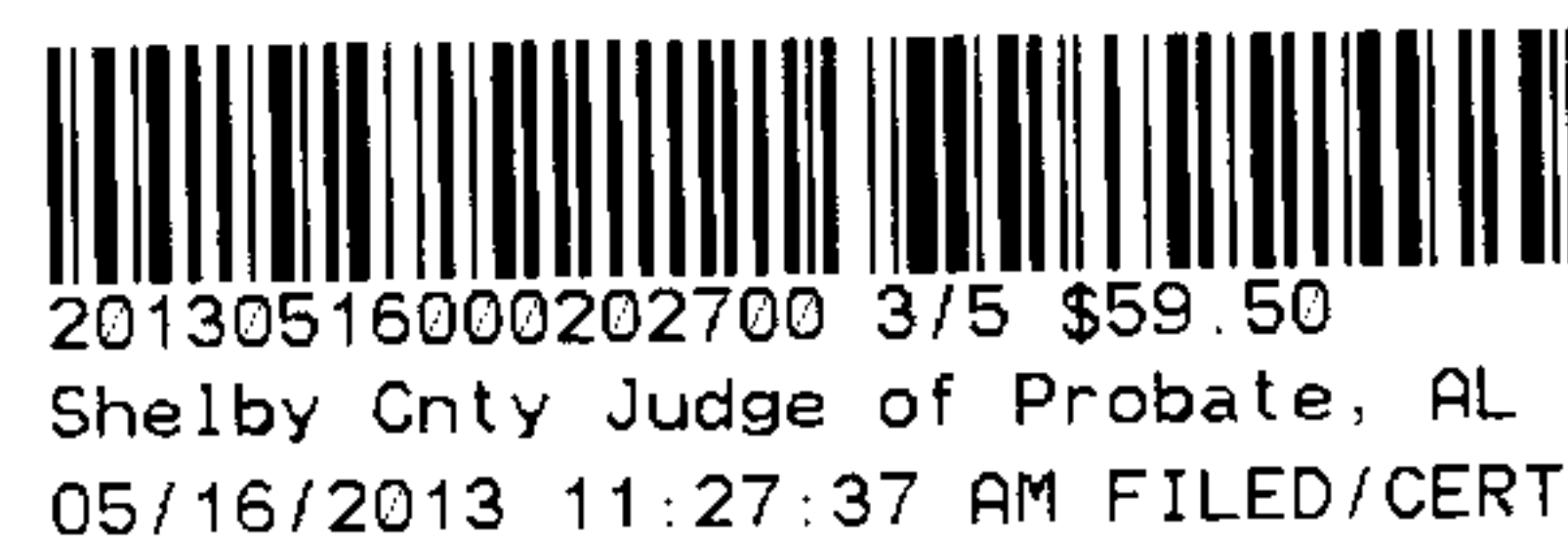
A parcel of land labeled as Private Park #1 and graphically depicted as having an eastern boundary of the center of Hurricane Creek and a western boundary being 75' west of the centerline of Hurricane Creek said parcel labeled to be part of park, all shown on the record map of Creekwater Phase One as recorded in Map Book 38, Page 138 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NE corner of Lot 19 of Creekwater Phase One as recorded in Map Book 38, Page 138 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 46°53'26" E along the northeastern line of Lot 19 a distance of 176.51 feet to the SE corner of Lot 19; thence S 0°07'19" W along the closure line of Lot 19 a distance of 155.62 feet to the SE corner of Lot 18; thence S 1°59'38" along the closure line of Lot 18 a distance of 172.13 feet to the SE corner of Lot 17; thence S 61°36'19" W along the closure line of Lot 17 a distance of 170.79 feet to the SE corner of Lot 16; thence S 23°24'04" W along the closure line of Lot 16 a distance of 143.11 feet to the SE corner of Lot 15; thence S 9°28'44" W along the closure line of Lot 15 a distance of 160.49 feet to the SE corner of Lot 14; thence S 76°42'03" W along the closure line of Lot 14 a distance of 194.28 feet to the SE corner of Lot 13; thence S 43°39'49" W along the closure line of Lot 13 a distance of 141.61 feet to the SE corner of Lot 12; thence S 46°50'35" W along the closure line of Lot 12 to the SE corner of Lot 11; thence S 33°30'46" W along the closure line of Lot 11 a distance of 121.36 feet to the SW corner of Lot 11; thence S 76°11'04" E along a projection of the southern line of Lot 11 a distance of 77 feet more or less to the centerline of Hurricane Creek; thence northeasterly along the meanders of the centerline of Hurricane Creek, having a chord bearing of N 34°36'11" E and a chord distance of 1462.28 feet and along the meanders of the centerline a distance of 2041 feet more or less to the intersection of the centerline of Hurricane Creek and the southwestern right-of-way of Shelby County Hwy. 93; thence N 49°05'20" W along the northwestern right-of-way of Hwy 93 and leaving the centerline of Hurricane Creek a distance of 189.22 feet to the intersection of Hwy 93 right-of-way and the southeastern right-of-way of Water Street, said point also being a point of curve to the left having a central angle of 89°33'17" and a radius of 40.00 feet, said curve subtended by a chord bearing S 86°19'16" W and a chord distance of 56.35 feet; thence along the arc of said curve, along the southeastern right-of-way of Water Street and leaving Hwy 93 right-of-way a distance of 62.52 feet; thence S 41°32'36" W along said right-of-way a distance of 54.76 feet to a point of curve to the right having a central angle of 7°57'08" and a radius of 1225.00 feet, said curve subtended by a chord bearing S 45°31'11" W and a chord distance of 169.89 feet; thence along the arc of said curve and along said right-of-way a distance of 170.02 feet to the POINT OF BEGINNING.

### **COMMON AREA 2**

A parcel of land labeled as COMMON AREA on the record map of Creekwater Phase Two A as recorded in Map Book 40, Page 81 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

BEGIN at the SE corner of Lot 24 of Creekwater Phase Two A as recorded in Map Book 40, Page 81 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 22°56'20" W along the southeastern line of Lot 24 for a distance of 232.10 feet to the SE corner of Lot 25; thence N 17°30'48" W along the southeastern line of Lot 25 a distance of 140.75 feet to the SE corner of Lot 26 of Creekwater Phase Two B as recorded in Map Book 42, Page 69 in the Office of the Judge of Probate in Shelby



County, Alabama; thence N 33°42'03" W along the southeastern line of Lot 26 a distance of 105.74 feet to a point on the southeastern line of Lot 26; thence N 21°32'28" W along the southeastern line of Lot 26 and Lot 28 a distance of 84.73 feet to a point on the southeastern line of Lot 28; thence N 54°45'58" E and leaving Phase Two B a distance of 141.22 feet to the southwestern right-of-way of Shelby County Hwy. 93; thence S 48°15'24" E along said right-of-way a distance of 325.70 feet to the NE corner of Lot 1 Creekwater Phase One as recorded in Map Book 38 Page 138 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 22°22'40" W along the northern line of Lot 1 and leaving said right-of-way a distance of 145.90 feet to the NE corner of Lot 2; thence S 22°26'39" W along the northern line of Lot 2 a distance of 137.21 feet to the NE corner of Lot 3; thence S 13°18'43" W along the northern line of Lot 3 a distance of 120.90 feet to the POINT OF BEGINNING. Said parcel of land contains 2.18 acres, more or less.

### **PARCEL 1**

A parcel of land labeled as FUTURE DEVELOPMENT on the record map of Creekwater Phase Two B as recorded in Map Book 42, Page 69 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NE corner of Lot 31 of Creekwater Phase Two B as recorded in Map Book 42, Page 69 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 34°41'25" E along the northeastern line of Lot 31 for a distance of 310.32 feet to the SE corner of Lot 31 and the northeastern right-of-way of Anna Creek Drive; thence S 44°22'24" E along said right-of-way a distance of 50.54 feet to the NE corner of Lot 28 of Creekwater Phase 2B; thence S 41°34'53" E along the northeastern line of Lot 28 and leaving said right-of-way a distance of 147.41 feet to a point on the northeastern line of Lot 28; thence S 21°30'30" E along the northeastern line of Lot 28 a distance of 55.57 feet to a point on the northeastern line of Lot 28 and the NW corner of a parcel labeled as Common Area on the record map of Creekwater Phase Two A as recorded in Map Book 40, Page 81 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 54°45'40" E along the north line of said Common Area parcel for a distance of 142.74 feet to a point on the northwestern right-of-way of Shelby County Hwy 93; thence N 49°02'30" W along said right-of-way and leaving said Common Area Parcel a distance of 83.76 feet to a point of curve to the right having a central angle of 50°31'11" and a radius of 613.69 feet, said curve subtended by a chord bearing N 23°46'54" W and a chord distance of 523.75 feet; thence along the arc of said curve and along said right-of-way a distance of 541.11 feet to a point at the intersection of said right-of-way and the southeastern right-of-way of Shelby County Hwy. 277; thence S 46°32'06" W along the southeastern line of Hwy. 277 and leaving said Hwy. 93 a distance of 237.41 feet to the POINT OF BEGINNING. Said parcel of land contains 1.80 acres, more or less.

### **PARCEL 2**

A parcel of land situated in the NW ¼ of the NW ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NW corner of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; thence N 89°46'02" E along the north line of said section a distance of 226.77 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 57.25 feet to the northwestern right-of-way of Shelby County Hwy. 277; thence S 46°32'06" W along said right-of-way a distance of 255.31 feet to the intersection of Hwy. 277 right-of-way and the southeastern right-of-way of Norfolk Southern Railroad; thence N 36°07'58" E along said railroad and leaving said Hwy. 277 a distance of 217.17 feet to the POINT OF BEGINNING. Said parcel of land contains 0.11 acres, more or less.

  
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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, David</u>       |
| Mailing Address  | <u>P.O. Box 1763</u>                     |                         | <u>Jones, IRA and 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>See Exhibit A (Legal Description)</u> | Date of Sale            | <u>May 14, 2013</u>                      |
|                  | <u>On Warranty Deed</u>                  | Total Purchase Price    | <u>\$35,428.58</u>                       |
|                  | <u>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 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 5/16/2013

☐ Unattested \_\_\_\_\_  
(verified by)

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