

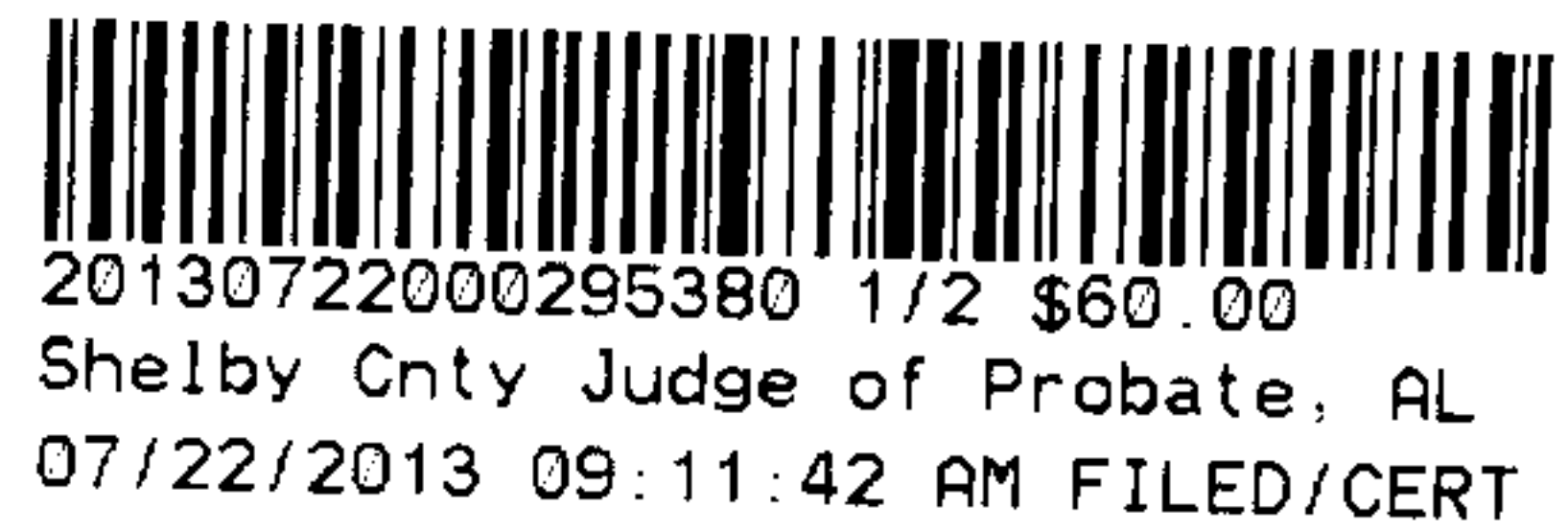
Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:

Joshua R. Johnson and
1140 10th Court
Pleasant Grove, AL 35127

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }



KNOW ALL MEN BY THESE PRESENTS
THAT IN CONSIDERATION OF **FORTY-FIVE THOUSAND AND NO/DOLLARS (\$45,000.00)** to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the **limited liability company, IRA Innovations, LLC for the Benefit of Brett Winford, IRA**, whose mailing address is **5184 Caldwell Mill Road, Suite 204-303, Birmingham, AL 35244** (herein referred to as Grantor(s)) grant, sell, bargain and convey unto **Joshua R. Johnson, whose mailing address is 1140 10th Court, Pleasant Grove, AL 35217** (herein referred to as Grantee(s)) the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 7, 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

Source of Title: Instrument 20130516000202690, Shelby County, Alabama.
Property Address: Lot 7, Creekwater, Phase One, Helena, AL 35080

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee(s) and their heirs, successors and assigns forever.

And said **IRA Innovations, LLC for the Benefit of Brett Winford, IRA**, does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee(s), his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **William P. Gulas, Authorized Representative, IRA Innovations, LLC for the Benefit of Brett Winford, IRA**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: **July 1, 2013**.

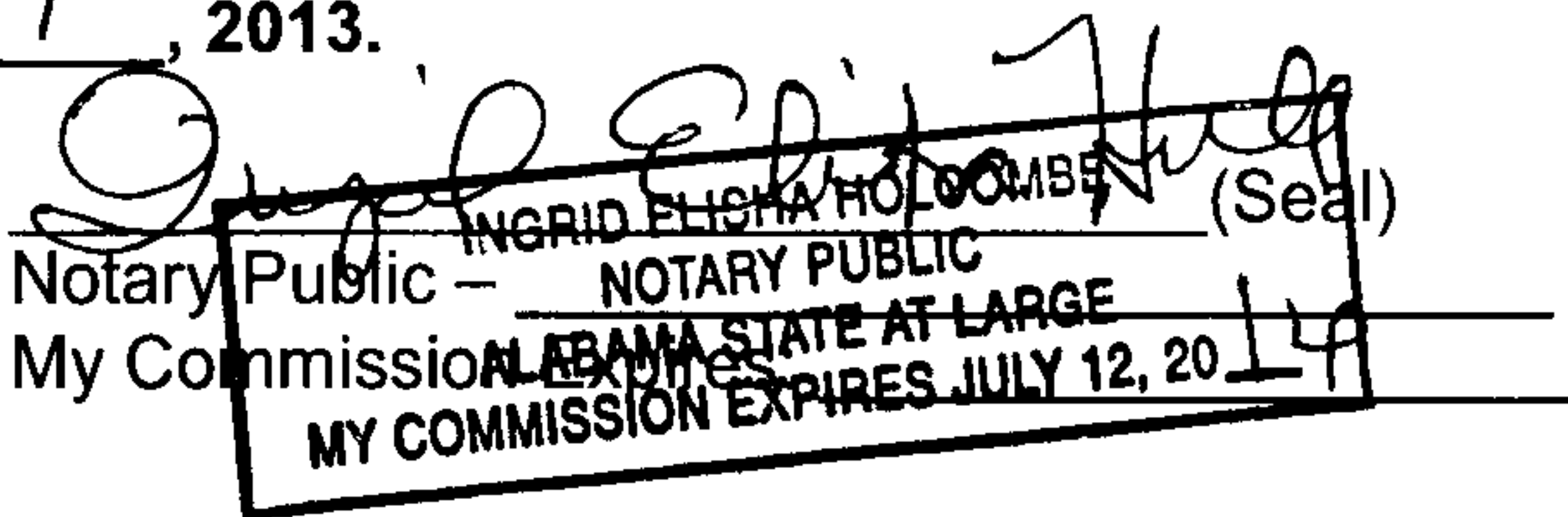
GRANTOR(S)

IRA Innovations, LLC for the Benefit of Brett Winford, IRA

BY: William P. Gulas (SEAL)
William P. Gulas, Its Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned notary public in for said State, hereby certify that, **William P. Gulas, Authorized Representative, IRA Innovations, LLC for the Benefit of Brett Winford, IRA**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.
Given under my hand and signed this date: **July 1, 2013**.



Real Estate Sales Validation Form

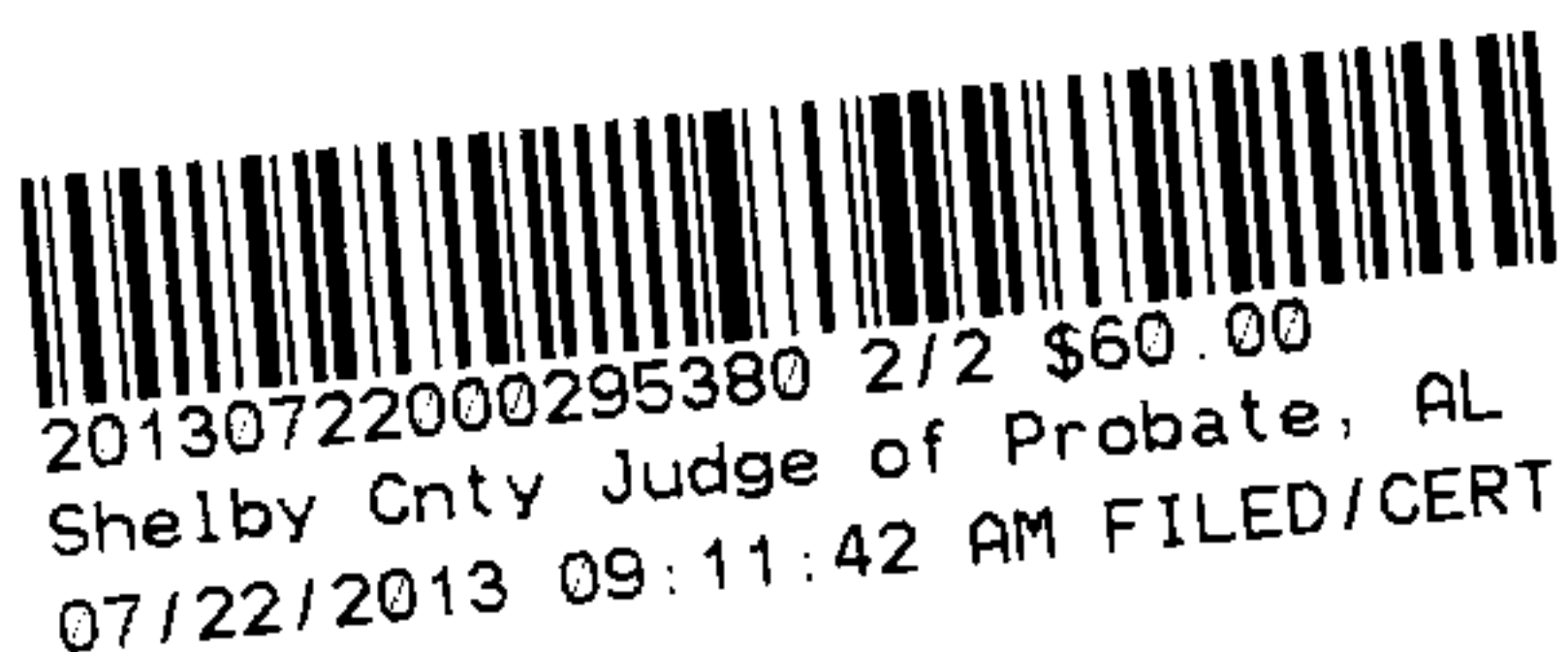
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name IRA Innovations, LLC Grantee's Name Joshua R. Johnson

Mailing Address 5184 Caldwell Mill Rd, Ste 204 Mailing Address 1140 10th Court
Birmingham, AL 35244 Pleasant Grove, AL 35127

Property Address Lot 7, Creekwater, Phase 1 Date of Sale July / , 2013
Helena, AL 35080

Total Purchase Price \$ 45,000.00
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 - 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 July / 2013

Print Leslie W. Reilly

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one