

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20130913000371520 1/5 \$32.50  
Shelby Cnty Judge of Probate, AL  
09/13/2013 09:44:26 AM FILED/CERT

[Space Above This Line For Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Thousand, Three Hundred, Thirty Three and 34/100's Dollars (\$3,333.34)** and other good and valuable consideration to the undersigned grantor,

**Reamer Building, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey

**a one third (1/3) interest to IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA**

**a one sixth (1/6) interest to IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA**

**a one sixth (1/6) interest to IRA Innovations, LLC fbo April Adams, IRA**

**a one third (1/3) interest to IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA**

(hereinafter referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 21, Eagle Point-First Sector, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.**

**Less and except:**

**Part of Lot 21, Eagle Point First Sector - Phase I, as recorded in Map Book 14, Page 114, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:**

**From an existing Weygand iron rebar being the locally accepted Southwest corner of said Lot 21, run in an easterly direction along the South line of said Lot 21 for a distance of**

244.40 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left of 90° and run in a northerly direction for a distance of 19.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 90°30'13" and run in an easterly direction for a distance of 99.42 feet to an existing iron rebar set by Weygand and being on the south line of said Lot 21; thence turn an angle to the right of 165°30'38" and run in a Southwesterly direction along the south line of said Lot 21 for a distance of 75.0 feet; thence turn an angle to the right of 13°59'15" and run in a westerly direction along the south line of said Lot 21 for a distance of 26.63 feet more or less, to the point of beginning.

Subject to:

1. Taxes for the year 2013 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded maps.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real Volume 329, Page 434; Inst. No. 1996-33773; Inst. No. 2007-56846; Inst. No. 2007-56847; Real Volume 290, Page 842; Real Volume 329, Page 434 and Inst. No. 1993-23559.

TO HAVE AND TO HOLD, unto the said grantees and its successors and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantees, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a 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 grantees, its successors and assigns forever, against the lawful claims of all persons.

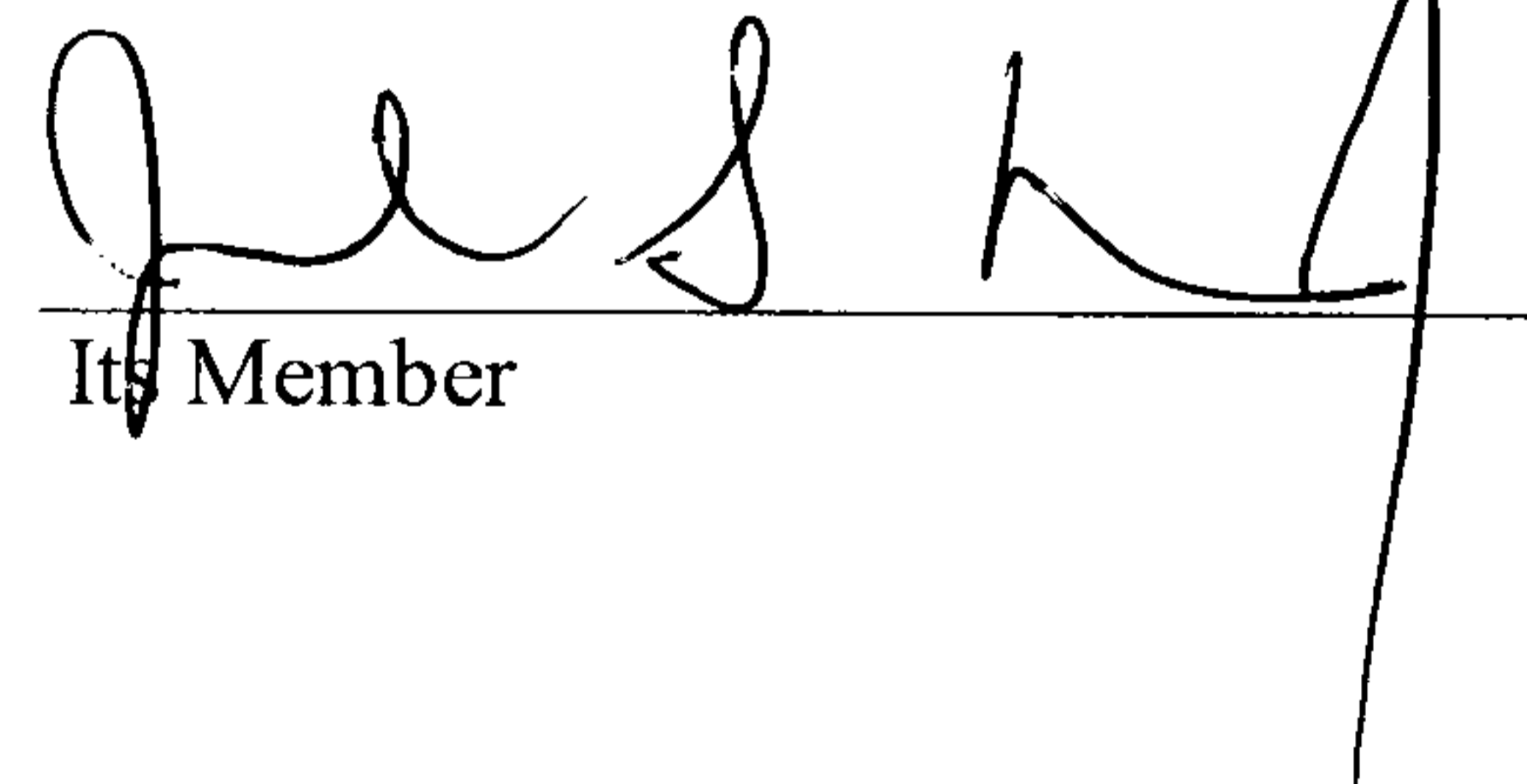
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 6th day of September, 2013.

WITNESS:


\_\_\_\_\_

By:

Reamer Building, LLC

  
Its Member

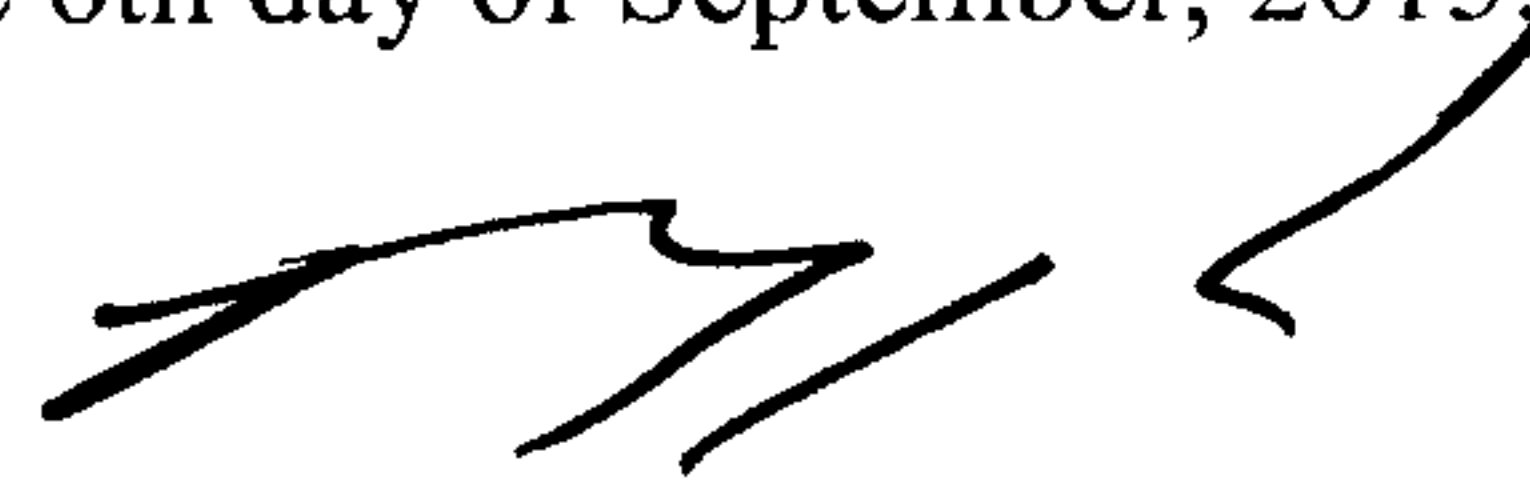
*Notary on next page*

  
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STATE OF ALABAMA  
COUNTY OF SHELBY

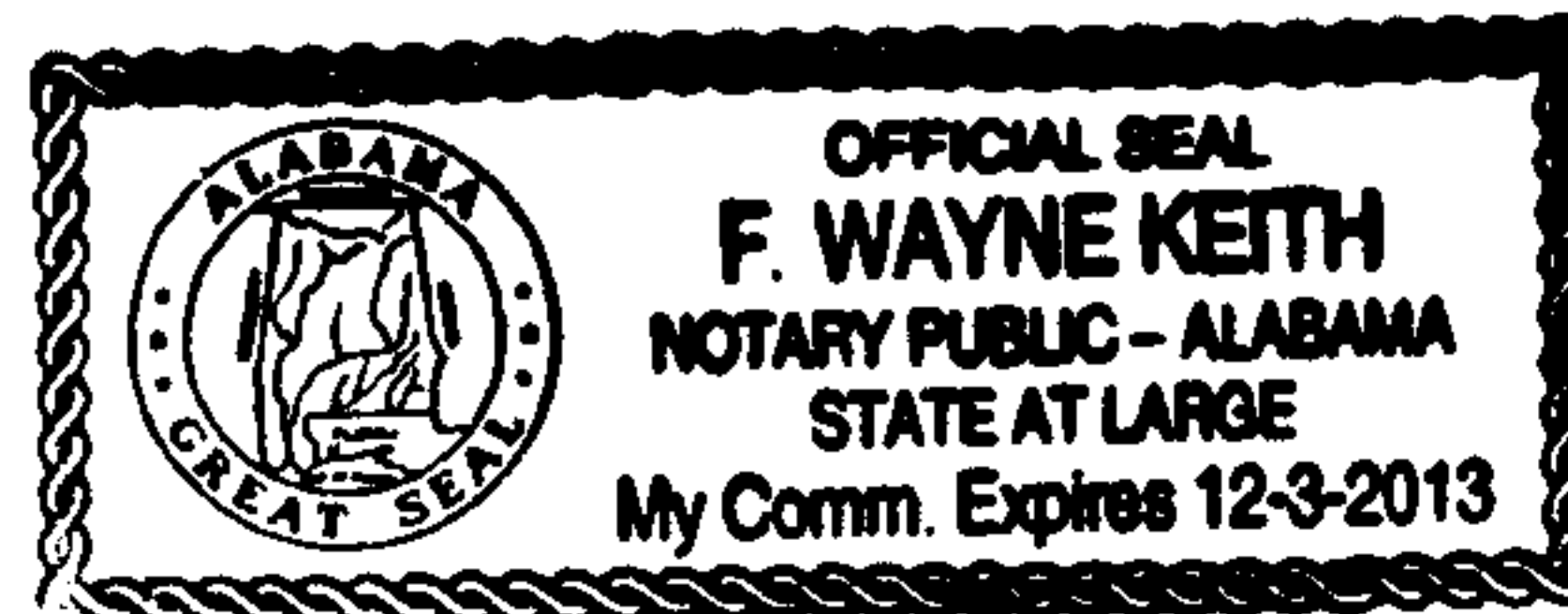
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, whose name as Member of the Reamer Building, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member executed the same voluntarily and as the act of Reamer Building, LLC on the day the same bears date.

Given under my hand and seal this the 6th day of September, 2013,



Notary Public

Send Tax Notice to:  
IRA Innovations, LLC  
5184 Caldwell Mill Road  
Birmingham, Alabama 35242



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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: Reamer Building, LLC

Mailing Address : 19 West Oxmoor Road  
Birmingham, AL 35209

Grantee's Name: IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA  
IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA  
IRA Innovations, LLC fbo April Adams IRA  
IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA

Mailing Address: 5184 Caldwell Mill Road  
Birmingham, AL 35242

Properly Address: See attached deed for legal

Date of Transfer: September 6, 2013

Total Purchase Price \$3,333.34

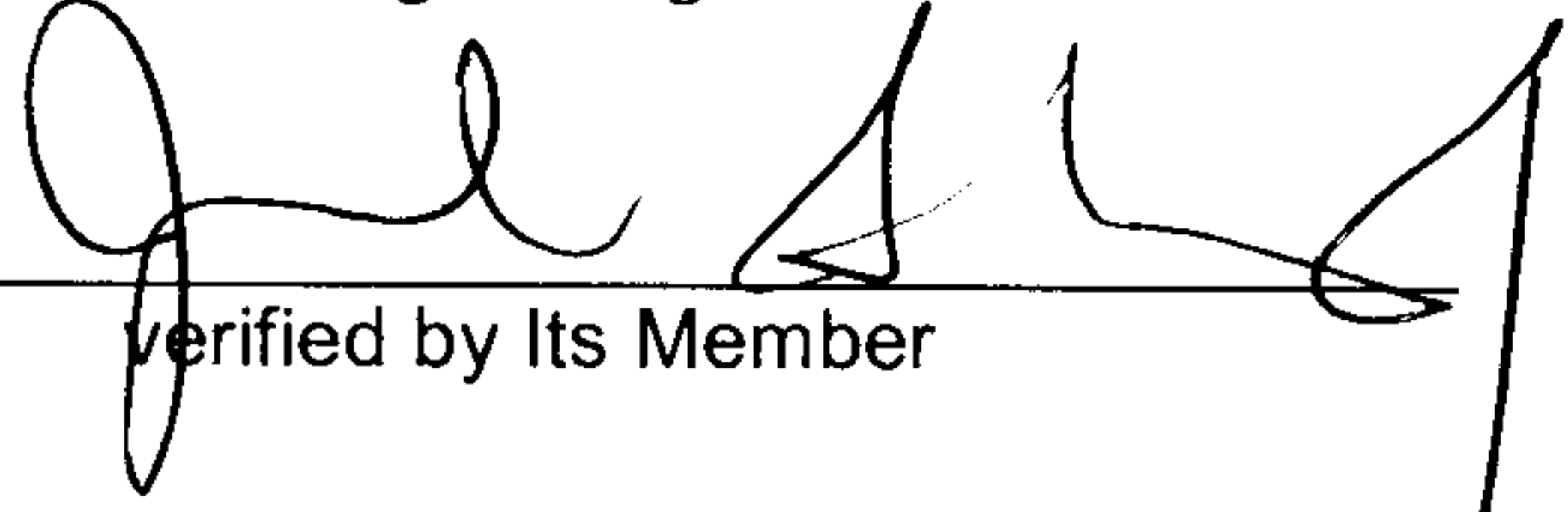

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

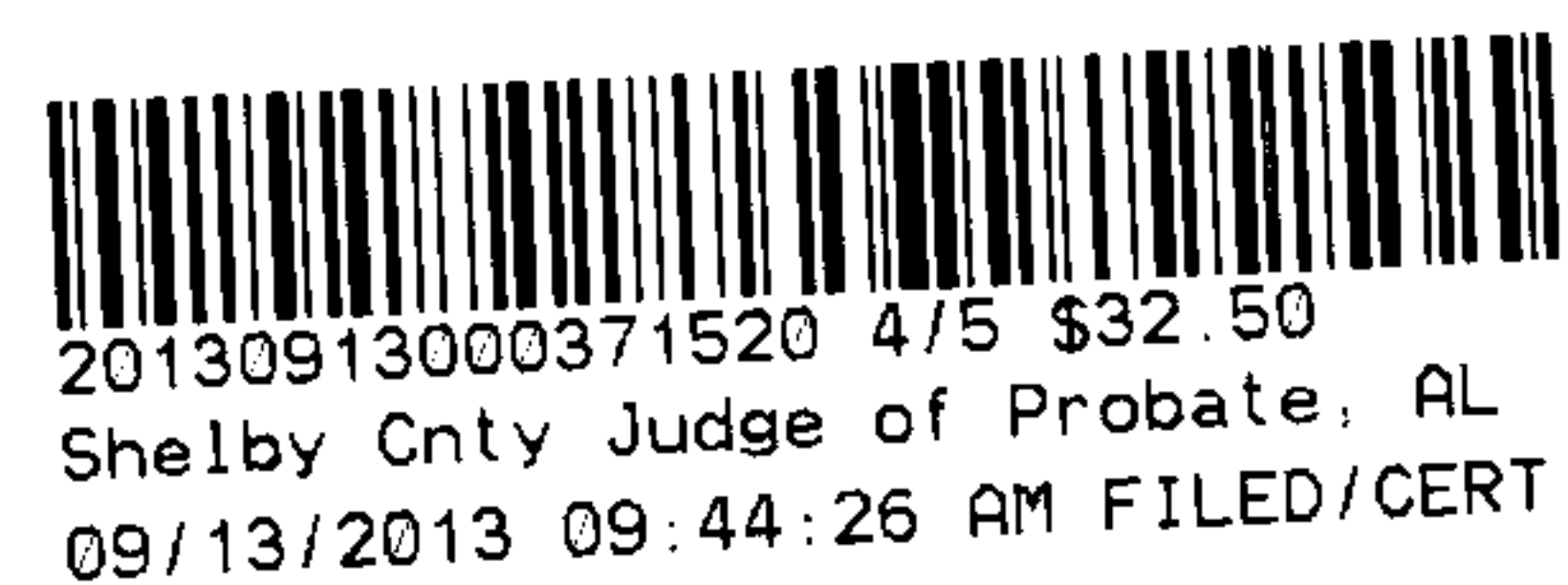
	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

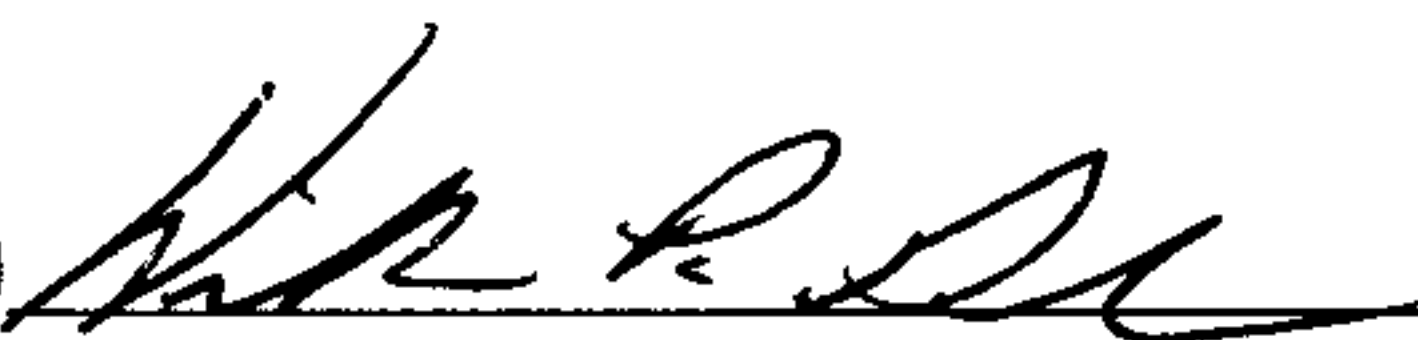
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: September 6, 2013

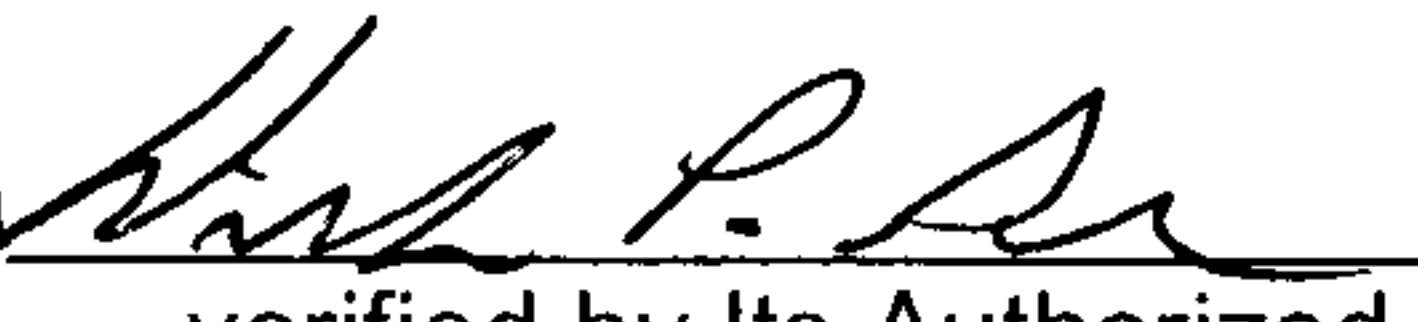
x	Reamer Building, LLC-grantor
	Sign 
	verified by Its Member
	IRA Innovations, LLC fbo
	Robert Connor Farmer, Jr. IRA-grantee
x	Sign 
	verified by Its Authorized Representative



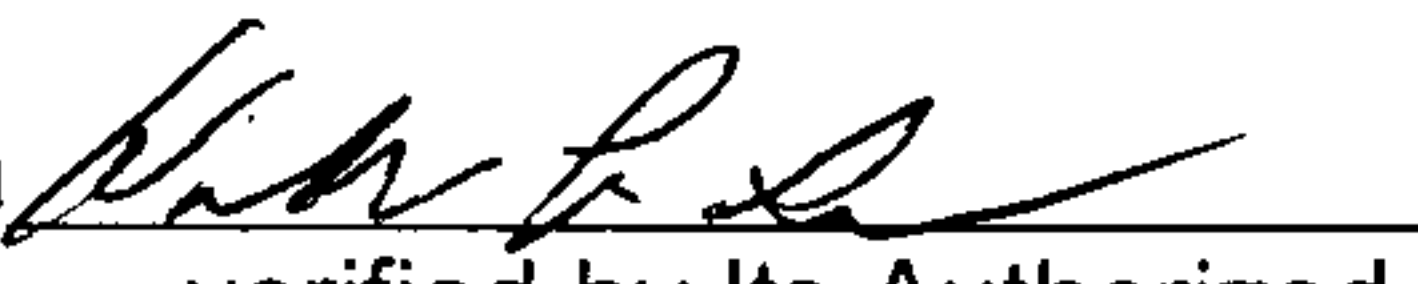
IRA Innovations, LLC fbo  
Jerry Robert Adams, Jr. IRA-grantee

x Sign   
verified by Its Authorized Representative

IRA Innovations, LLC fbo  
April Adams IRA-grantee

x Sign   
verified by Its Authorized Representative

IRA Innovations, LLC fbo  
Jerry Robert Adams, Sr. IRA-grantee

x Sign   
verified by Its Authorized Representative

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