


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20130913000371530 1/5 \$36.00  
Shelby Cnty Judge of Probate, AL  
09/13/2013 09:48:02 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 **Six Thousand, Six Hundred, Sixty Six and 66/100's Dollars (\$6,666.66)** and other good and valuable consideration to the undersigned grantor,

**Reamer Development Corporation, an Alabama corporation**

(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 754, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.**

**Lot 757-A, according to the Resurvey of Lots 757 and 758, Eagle Point 7th Sector, as recorded in Map Book 32, Page 75, in the Probate Office of Shelby County, Alabama.**

**Part of the Northeast ¼ of Southwest ¼ of Section 8, Township 19, Range 1 West, situated in Shelby County, Alabama and known as Parcel ID No. 09-3-08-0-001- 012.037.**

**Subject to:**

**1. Taxes for the year 2013 and subsequent years.**

Shelby County, AL 09/13/2013  
State of Alabama  
Deed Tax:\$7.00

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 Inst. No. 1995-18658; Inst. No. 1996-33773; Inst. No. 1997-19417; Inst. No. 2007-56846 and Real Volume 290, Page 842.
5. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 149, Page 380.
6. Restrictions appearing of record in Volume 206, Page 448.

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:

Reamer Development Corporation

By:

Its Officer

STATE OF ALABAMA  
COUNTY OF SHELBY

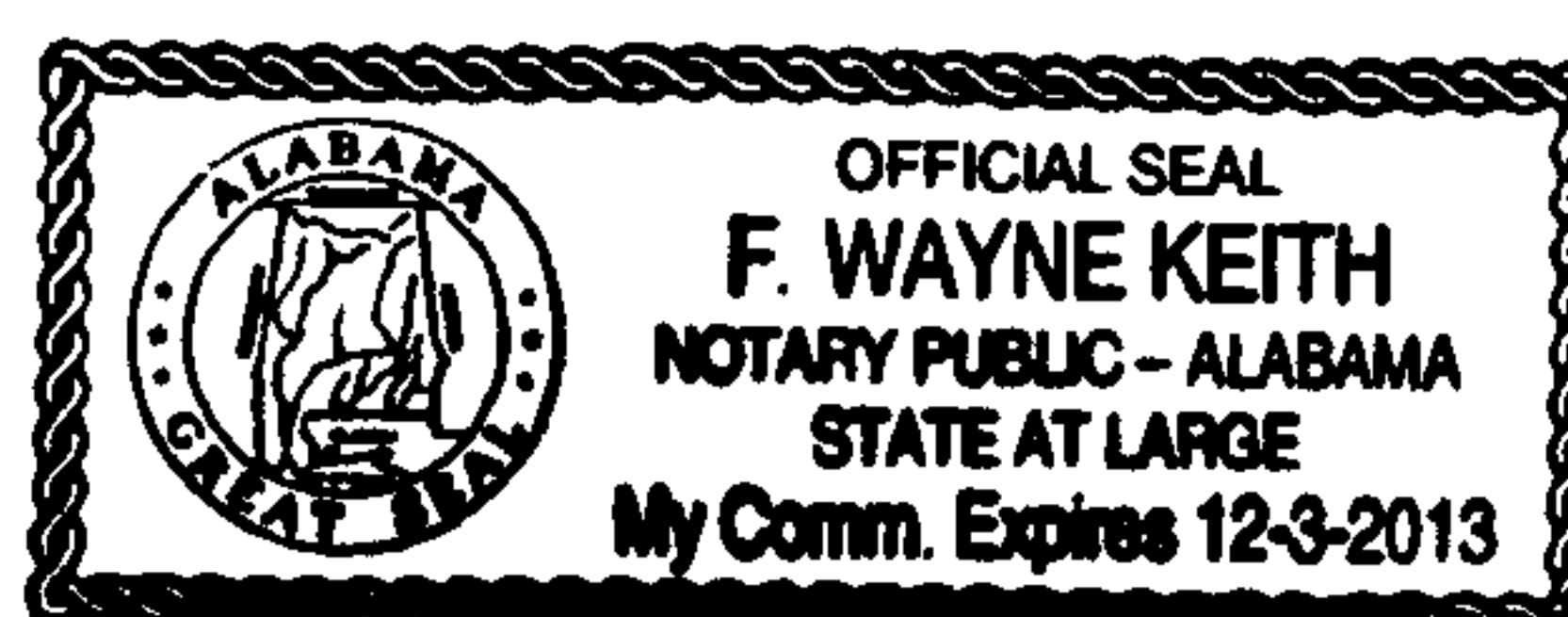
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, whose name as Officer of the Reamer Development Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as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

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

Notary Public



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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 Development Corporation

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 \$6,666.66

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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

Reamer Development Corporation-grantor

Sign

x

verified by Its Officer

IRA Innovations, LLC fbo  
Robert Connor Farmer, Jr. IRA-grantee

Sign

x

verified by Its Authorized Representative



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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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