


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20130913000371540 1/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
09/13/2013 09:50:52 AM FILED/CERT

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**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Five Thousand and no/100's Dollars (\$65,000.00)** to the undersigned grantor,

**IRA Innovations, LLC fbo Brett Winford IRA**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Haley M Vuittonet and Ruben Vuittonet, Jr.**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 15 and 16, 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.**

**Subject to:**

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 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. 2007-34511, Inst. No. 2008-42608, Inst. No. 2011-18665, Inst. No. 2006-20050 and Inst. No. 2007-23111.**
- 5. Easement recorded in Inst. No. 2008-5318.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705.**
- 7. Right-of-way granted to Bellsouth Telecommunications recorded In Inst. No. 2007-30092.**

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the

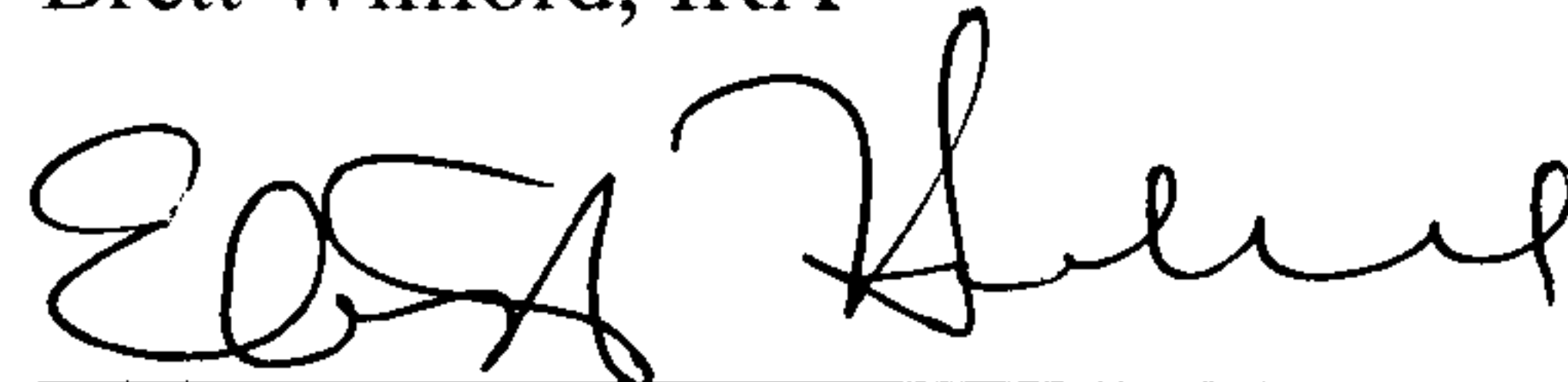
entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

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

WITNESS:

IRA Innovations, LLC fbo  
Brett Winford, IRA

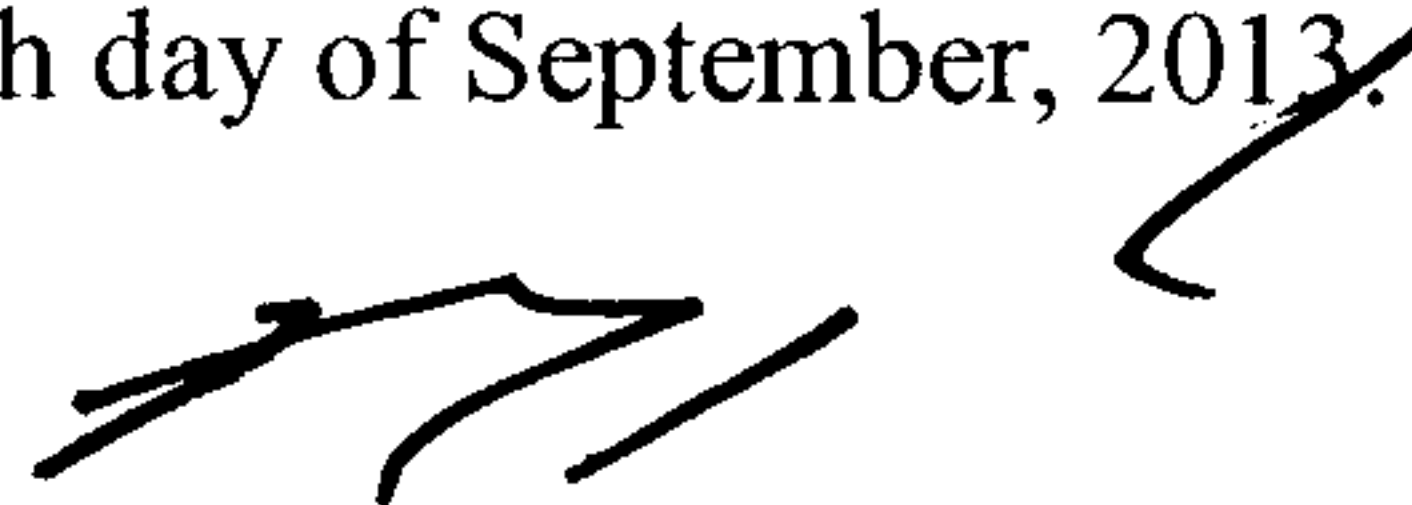


Elisha Holcombe  
Its Authorized Representative

STATE OF ALABAMA  
SHELBY COUNTY

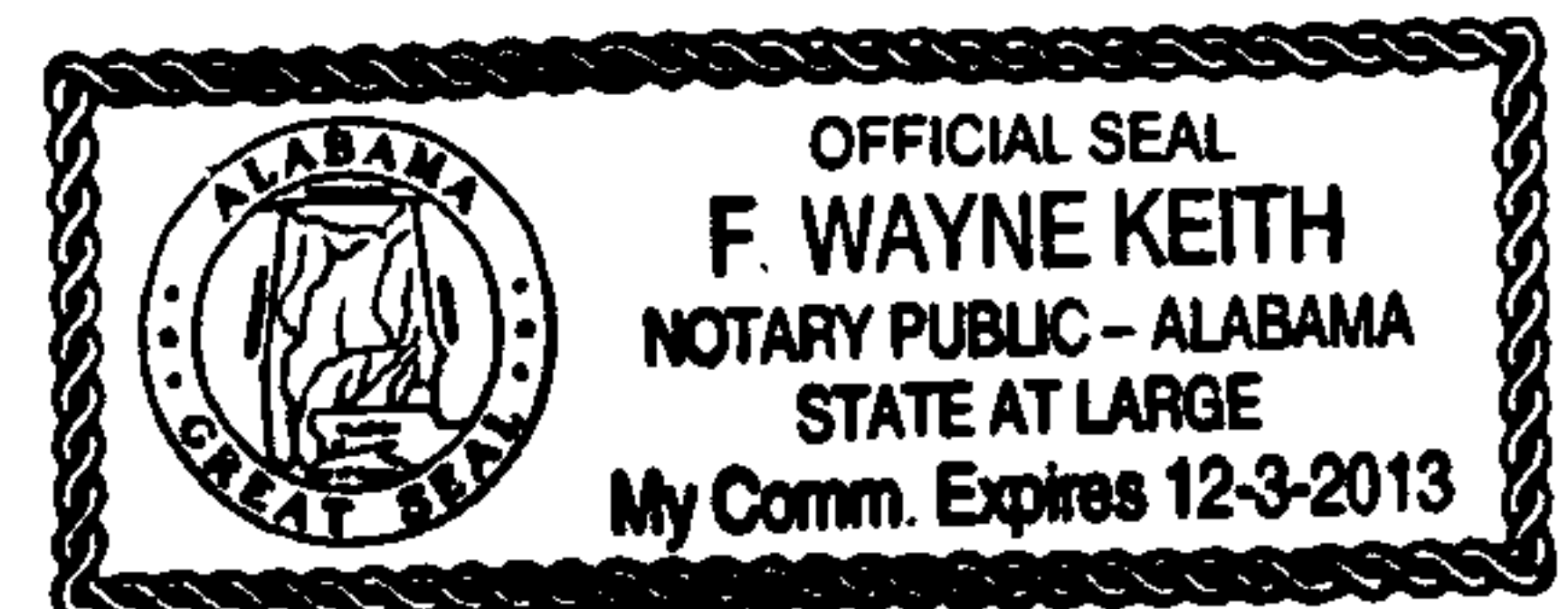
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Elisha Holcombe, whose name as Authorized Representative of IRA Innovations, LLC fbo Brett Winford, IRA is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she as such Authorized Representative executed the same voluntarily and as the act of IRA Innovations, LLC fbo Brett Winford, IRA 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:  
Haley M. Vuittonet  
4049 Falliston Drive  
Helena, Alabama 35080



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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: IRA Innovations, LLC  
fbo Brett Winford, IRA

Mailing Address :5184 Caldwell Mill Road  
Birmingham, AL 35242

Grantee's Name: Haley M. Vuittonet  
Ruben Vuittonet, Jr.

Mailing Address: 4049 Falliston Drive  
Helena, AL 35080

Property Address: Lots 15 and 16 Final Plat of Creekwater Phase One

Date of Transfer: September 6, 2013

Total Purchase Price \$65,000.00

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  
x Sales Contract  
x Closing Statement

Appraisal  
Other

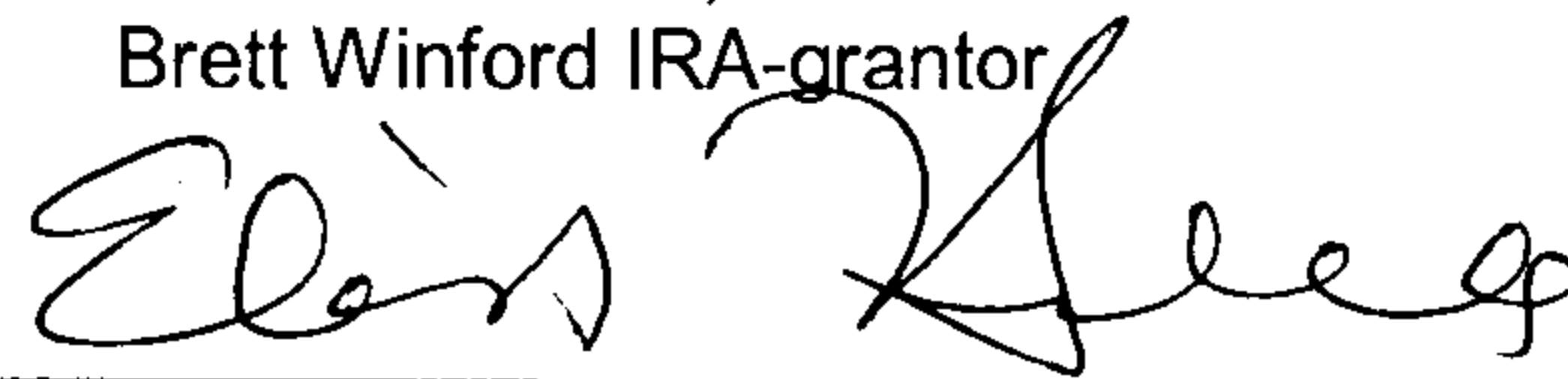
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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

IRA Innovations, LLC fbo  
Brett Winford IRA-grantor

Sign



x

verified by Its Authorized Representative

Sign



x

verified by Haley M. Vuittonet-grantee

Sign



x

verified by Ruben Vuittonet, Jr.-grantee



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