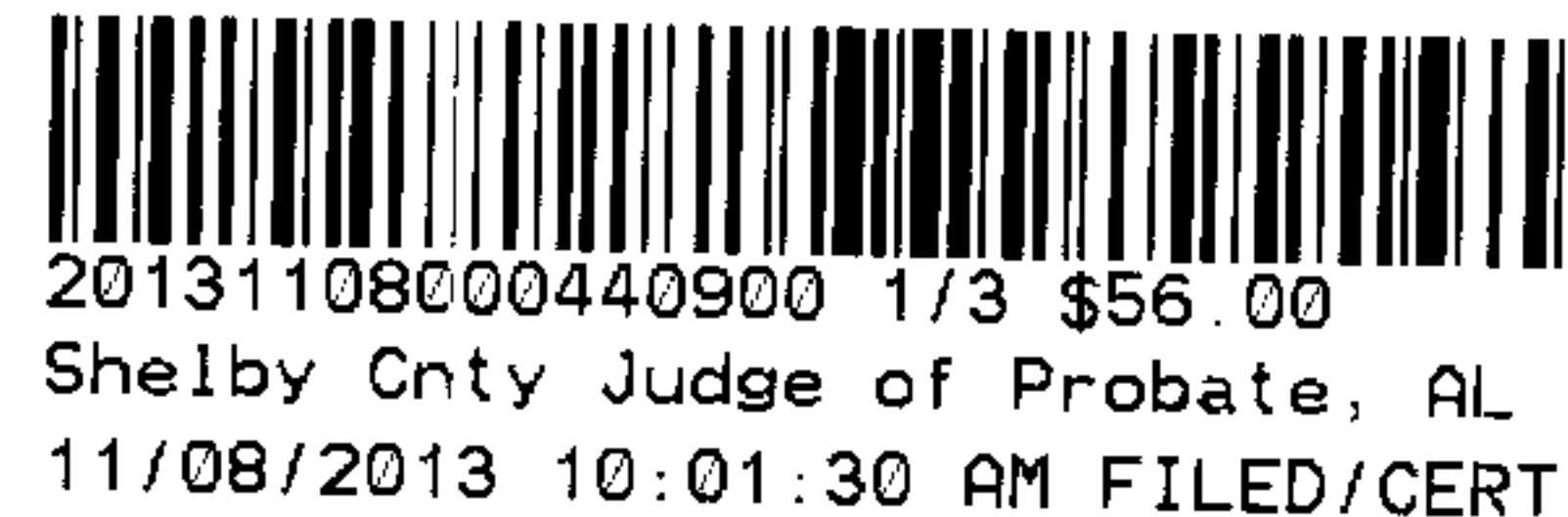


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Six Thousand and no/100's Dollars (\$36,000.00)** and other good and valuable consideration to the undersigned grantor,

**IRA Innovations, LLC, an Alabama limited liability company fbo Brett Winford, IIRA**

(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 to

**Wright Homes, Inc., an Alabama Corporation**

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

**Lot 19, 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. Ad valorem taxes for the year 2014 and subsequent years**
- 2. Easements and building line as shown on recorded map.**
- 3. Title to all mineral and all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Instrument No. 2007-34511 in the Office of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD, unto the said grantee, Wright Homes, Inc., its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

20131108000440900 2/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
11/08/2013 10:01:30 AM FILED/CERT

IN WITNESS WHEREOF, the said grantor, by its Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 29th day of October, 2013.

ATTEST:

IRA Innovations, LLC  
fbo Brett Winford, IRA




William Gulas  
It's Authorized Representative

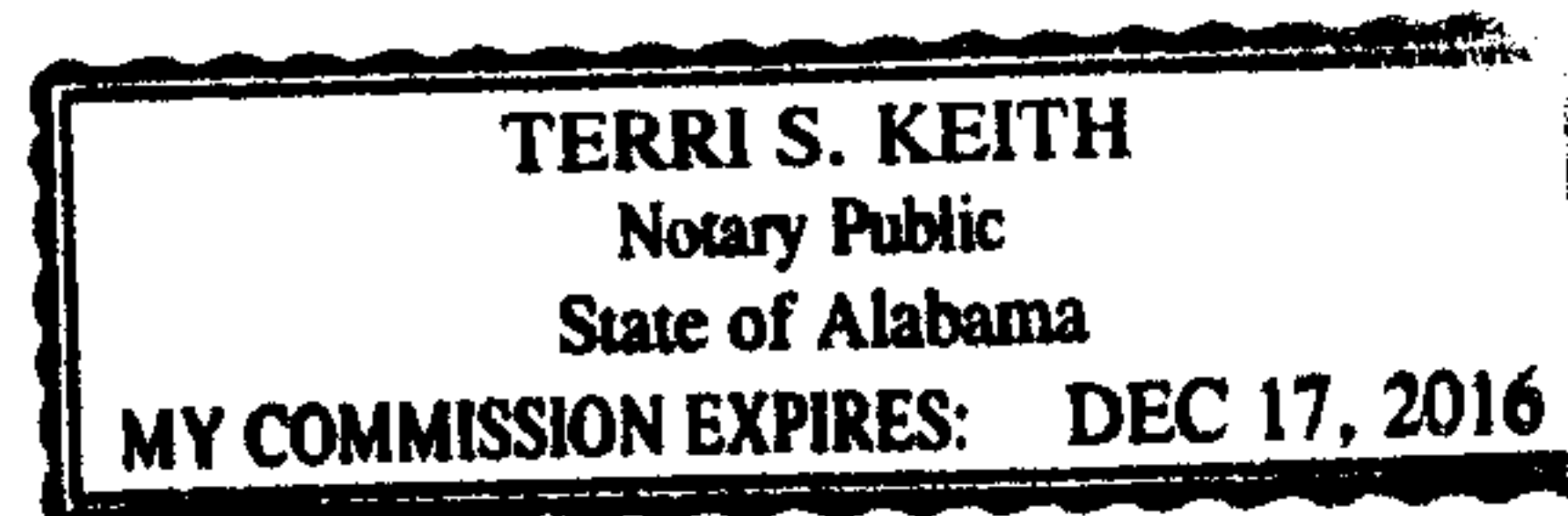
STATE OF ALABAMA  
SHELBY COUNTY

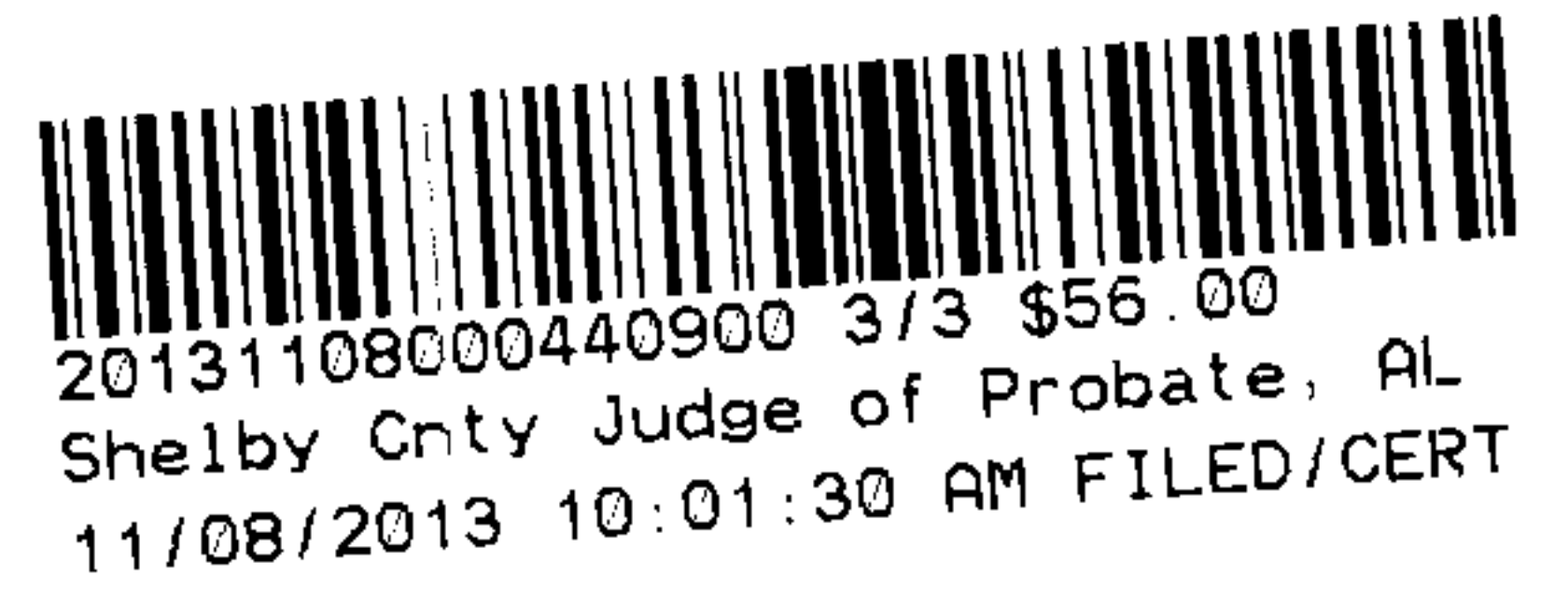
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Brett Winford, IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 29th day of October, 2013.

  
Notary Public

SEND TAX NOTICE TO:  
Wright Homes, Inc.  
P.O. Box 429  
6021 McAshan Drive  
McCalla, Alabama 35111





### 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: Wrights Homes, Inc.

Mailing Address: P.O. Box 429  
6021 McAshan Drive  
McCalla, Alabama 35111

Property Address: Lot 19, Creekwater Phase One

Date of Transfer: October 29, 2013

Total Purchase Price \$36,000.00

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      | 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: October 29, 2013

IRA Innovations, LLC fbo  
Brett Winford. IRA-grantor

Sign   
verified by Its Authorized Representative

x

Wrights Homes, Inc.-grantee

Sign   
verified by Its Officer

x