

THIS INSTRUMENT PREPARED BY:

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

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand and no/100's Dollars (\$75,000.00)** and other good and valuable consideration to the undersigned grantor,

Milton L. Smith, an unmarried man

(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 unto

IRA Innovations, LLC fbo Brett Winford IRA

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

Lot 6, according to the Survey of Shelby Springs Farms Lakeland, Sector 2, as recorded in Map Book 24, Page 144 A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Restrictions appearing of record in Inst No. 1998-50314, Inst No. 1999-4858, and Inst No. 2003-38386.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst No. 1999-22198.**
- 5. 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, are not insured herein.**

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

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are

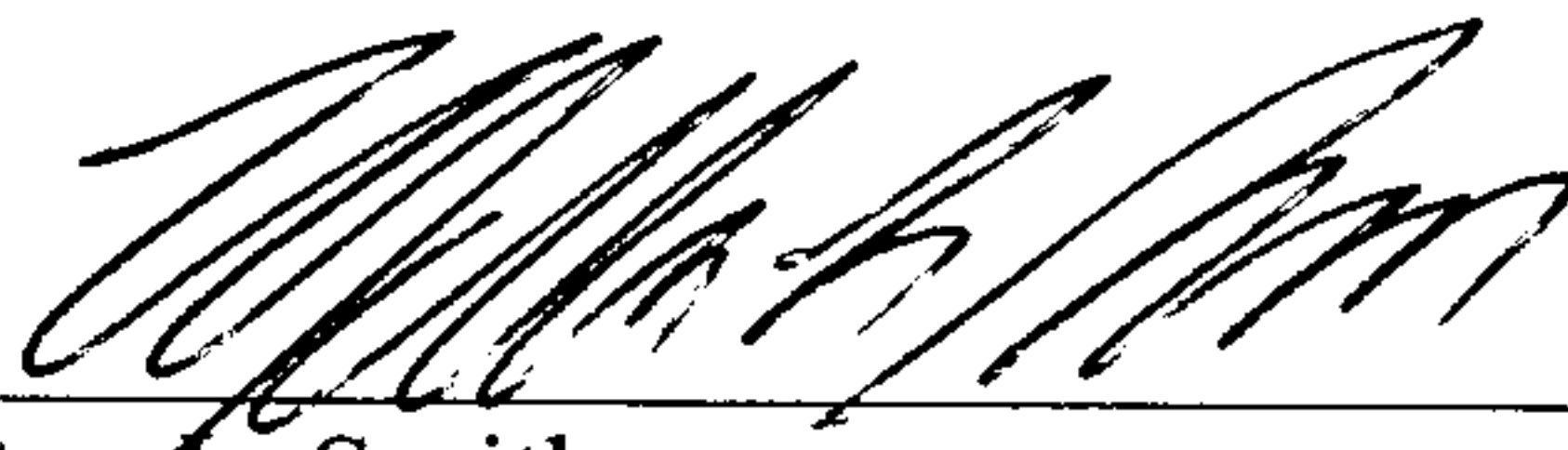
Shelby County, AL 11/18/2013
State of Alabama
Deed Tax: \$75.00


20131118000450450 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
11/18/2013 09:28:32 AM FILED/CERT

free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 14th day of November, 2013.

ATTEST:


Milton L. Smith

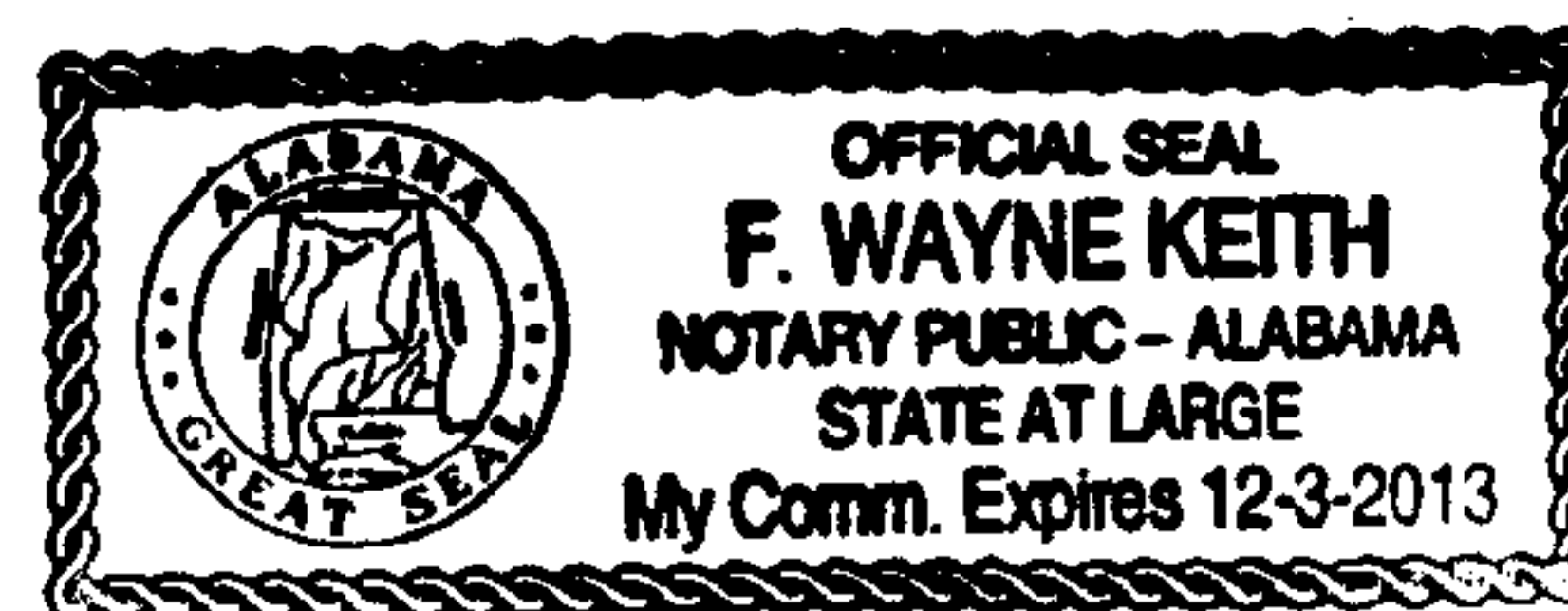
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Milton L. Smith, whose name 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, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal this the 14th day of November, 2013.



Notary Public



SEND TAX NOTICE TO:
IRA Innovations, LLC
5184 Caldwell Mill Road
Birmingham, Alabama 35242



20131118000450450 2/3 \$95.00
Shelby Cnty Judge of Probate, AL
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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: Milton Smith
Mailing Address : P.O. Box 126
Shelby, AL 35143
Grantee's Name: IRA Innovations LLC fbo Brett Winford IRA
Mailing Address: 5184 Caldwell Mill Road
Birmingham, AL 35242
Properly Address: See attached legal on deed
Date of Transfer: November 14, 2013
Total Purchase Price \$75,000.00

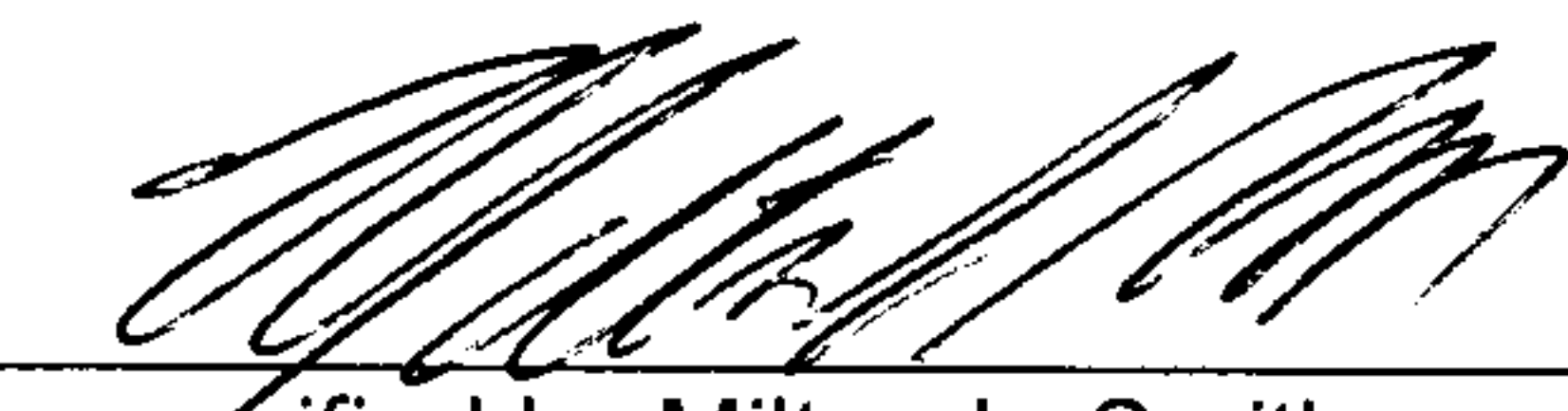
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

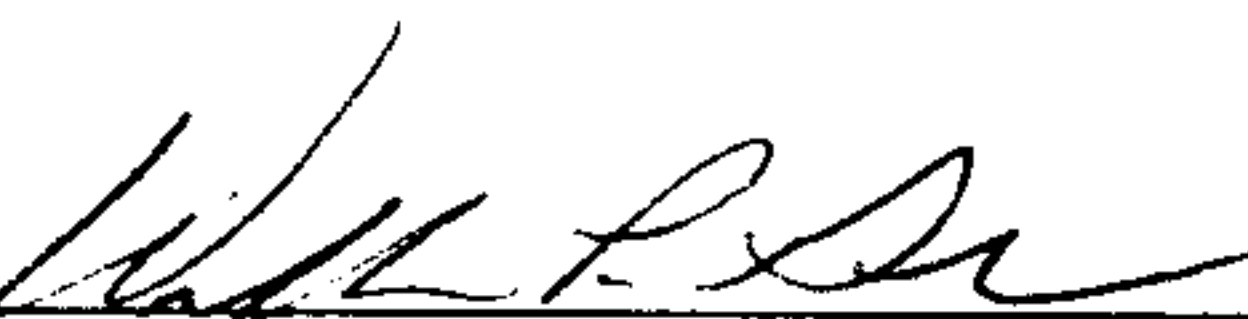
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: November 14, 2013

x Sign 
verified by Milton L. Smith-grantor

IRA Innovations, LLC
fbo Brett Winford IRA-grantee

x Sign 
verified by its Authorized Representative

RT-1


20131118000450450 3/3 \$95.00
Shelby Cnty Judge of Probate: AL
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