

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
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Eighty Eight Thousand and no/100's Dollars (\$288,000.00)** and other good and valuable consideration to the undersigned grantor,

IRA Innovations, Inc. fbo David Jones IRA

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

Jonathan Tucker and Laura S. Tucker

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

Lot 527, according to the Final Plat Riverwoods Fifth Sector - Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama.


This conveyance 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. 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.**
- 4. Restrictions appearing of record in Inst. No. 2004-37; Inst. No. 2005-38339 and Inst. No. 2007-43516.**

\$196,347.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this

Shelby County, AL 01/22/2014
State of Alabama
Deed Tax: \$92.00

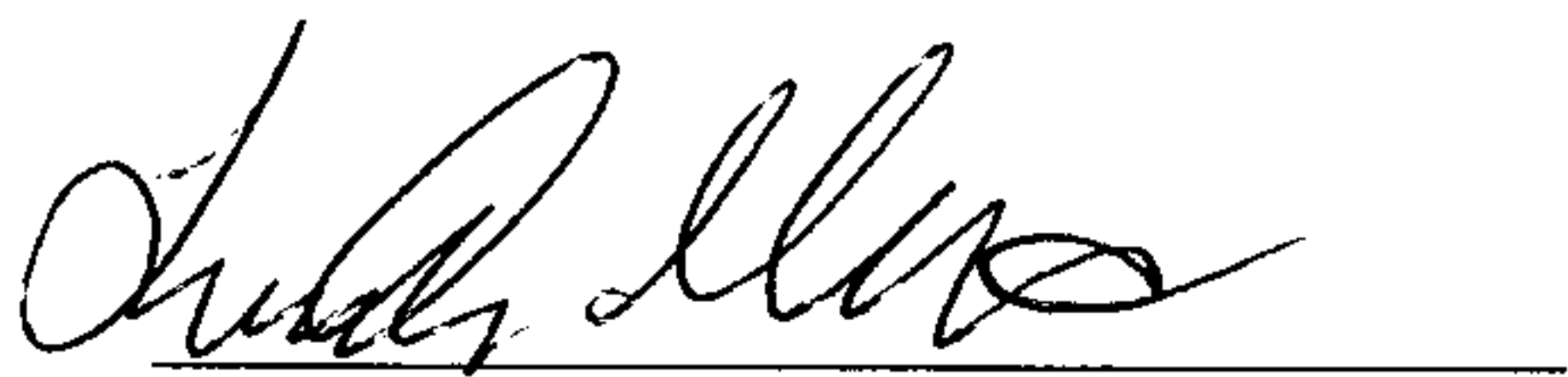

20140122000020650 1/3 \$112.00
Shelby Cnty Judge of Probate, AL
01/22/2014 10:00:10 AM FILED/CERT

conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee 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 said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs 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, their heirs and assigns forever, against the lawful claims of all persons.

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 16th day of January, 2014.

ATTEST:



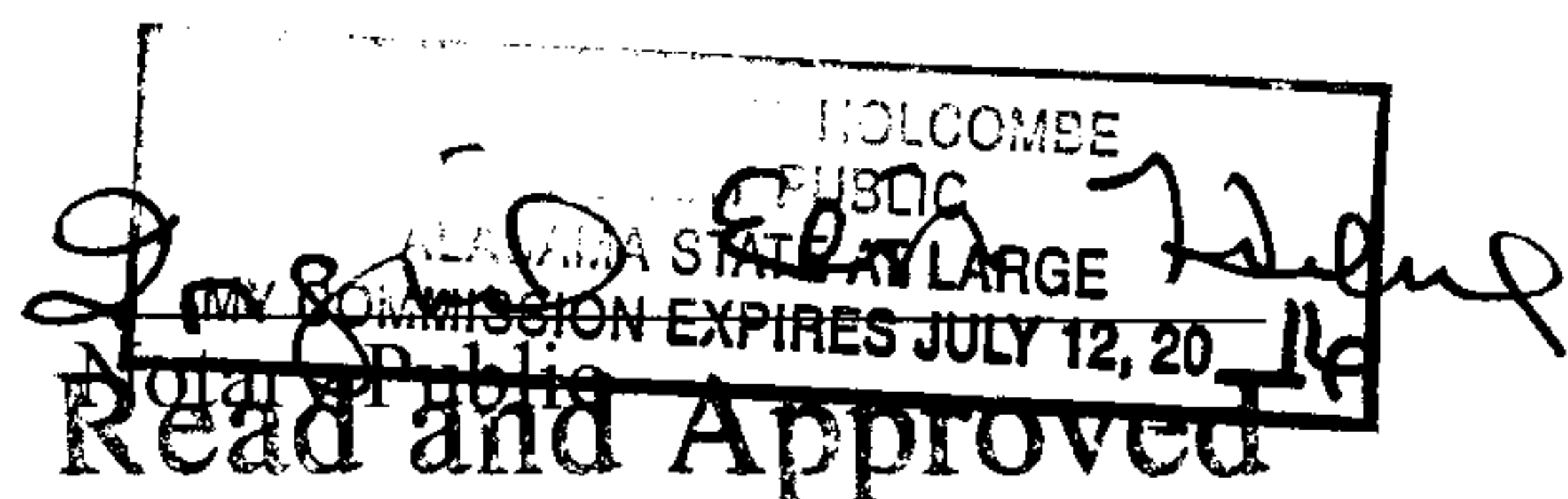
IRA Innovations, LLC
fbo David Jones IRA


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 David Jones 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 he, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said IRA Innovations, LLC fbo David Jones IRA.


Given under my hand and seal this the 16th day of January, 2014.



Read and Approved

SEND TAX NOTICE TO:

Jonathan Tucker
123 Piney Woods Drive
Helena, Alabama 35080


20140122000020650 2/3 \$112.00
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: IRA Innovations, LLC fbo David Jones, IRA

Mailing Address : 5184 Caldwell Mill Road
Birmingham, AL 35242

Grantee's Name: Jonathan Tucker and Laura S. Tucker

Mailing Address: 123 Piney Woods Drive
Helena, Alabama 35080

Property Address: 123 Piney Woods Drive
Helena, Alabama 35080

Date of Transfer: January 16, 2014

Total Purchase Price \$288,000.00

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: January 16, 2014

x

Sign



verified by F. Wayne Keith-Attorney

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