


THIS INSTRUMENT PREPARED BY:

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


20140214000042050 1/6 \$62.00
Shelby Cnty Judge of Probate, AL
02/14/2014 03:17:30 PM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand and no/100's Dollars (\$30,000.00)** and other good and valuable consideration to the undersigned grantor,

IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA (owner of a 1/3 undivided interest)

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA (owner of a 1/3 undivided interest)

IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA (owner of a 1/6 undivided interest)

IRA Innovations, LLC fbo April Adams IRA (owner of a 1/6 undivided interest)

(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

K & S Holdings LLC

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

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.

Subject to:

- 1. Taxes for the year 2013 and subsequent years.**
- 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 grantee and its successors and assigns forever. And said grantors do 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.

IN WITNESS WHEREOF, the undersigned as Authorized Representative has hereunto set his hand and seal, this the 11th day of February, 2014.

WITNESS:

IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA



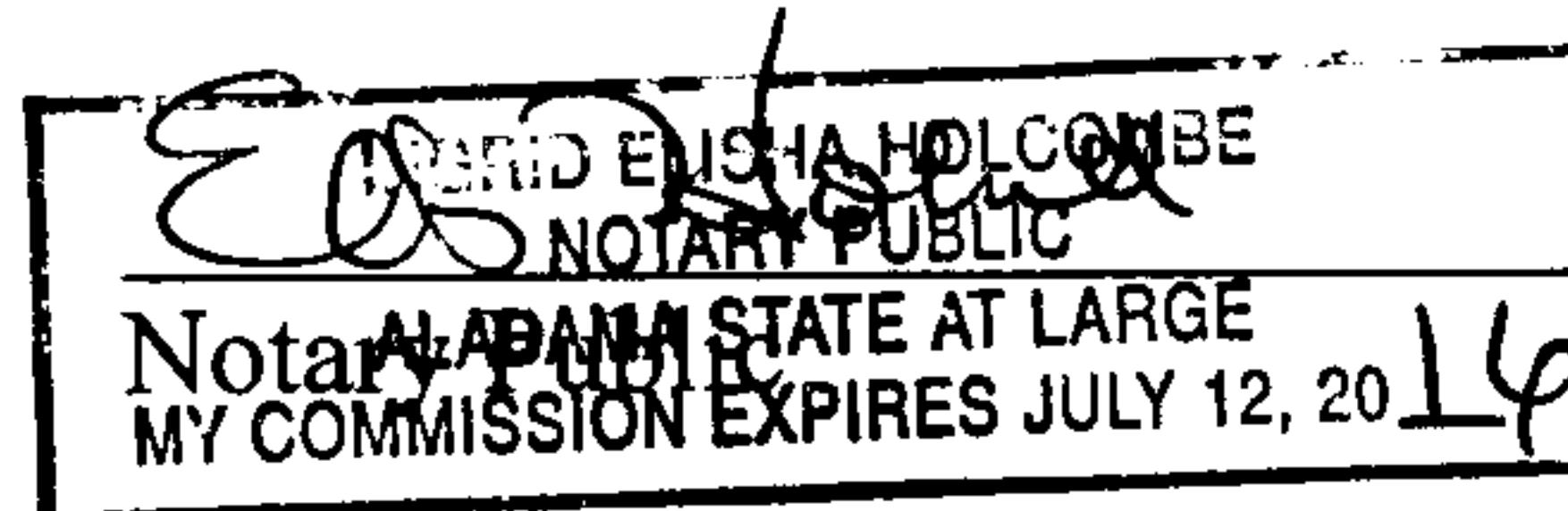
William Gulas Its Authorized Representative

STATE OF ALABAMA
COUNTY OF SHELBY

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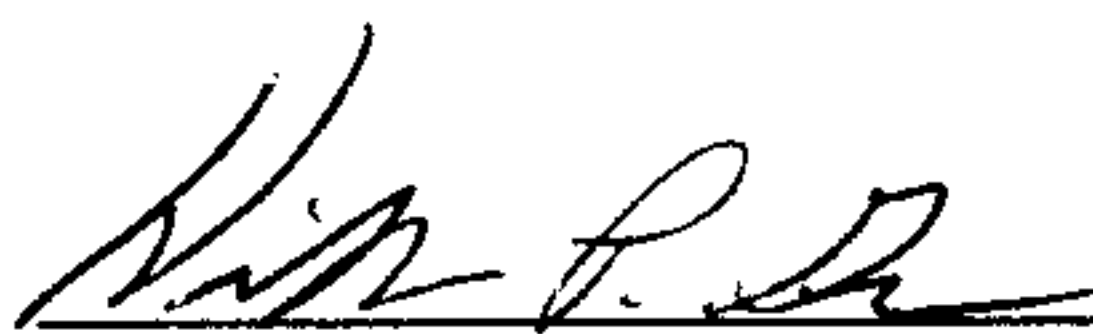
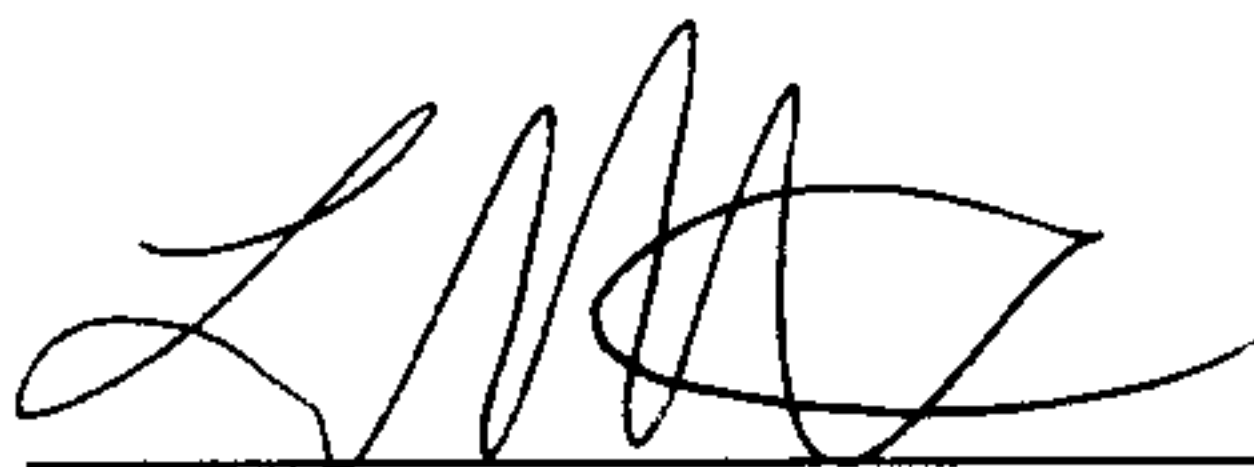
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Jerry Robert Adams, Sr., IRA is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Authorized Representative executed the same voluntarily and as the act of IRA Innovations, LLC fbo Jerry Robert Adams, Sr., IRA on the day the same bears date.

Given under my hand and seal this the 11th day of February, 2014.



WITNESS:

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



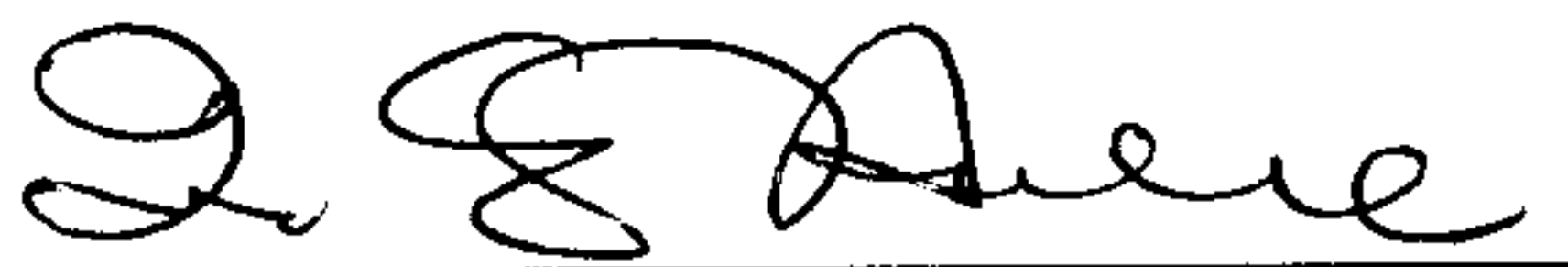
William Gulas Its Authorized Representative

Notary on next page

STATE OF ALABAMA
COUNTY OF SHELBY


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 Robert Connor Farmer, Jr., 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 executed the same voluntarily and as the act of IRA Innovations, LLC fbo Robert Connor Farmer, Jr., IRA on the day the same bears date.

Given under my hand and seal this the 11th day of February, 2014.


Notary Public


WITNESS:

IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA




William Gulas Its Authorized Representative


STATE OF ALABAMA
COUNTY OF SHELBY


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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 Jerry Robert Adams, Jr., 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 executed the same voluntarily and as the act of IRA Innovations, LLC fbo Jerry Robert Adams, Jr., IRA on the day the same bears date.

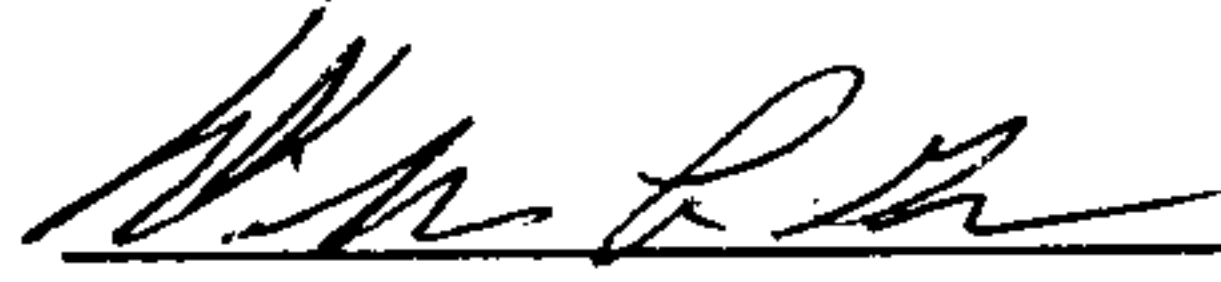
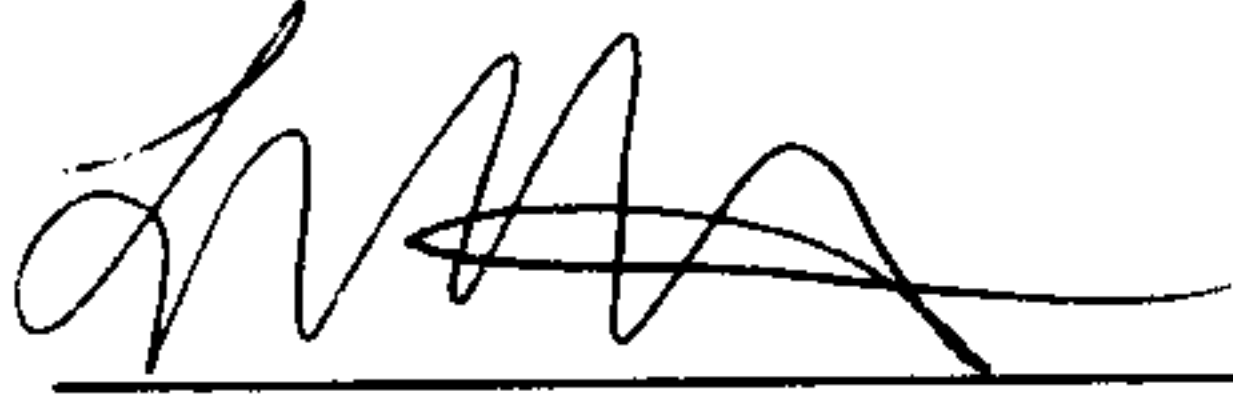
Given under my hand and seal this the 11th day of February, 2014..

Shelby County, AL 02/14/2014
State of Alabama
Deed Tax: \$30.00


NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2014

WITNESS:

IRA Innovations, LLC fbo April Adams IRA

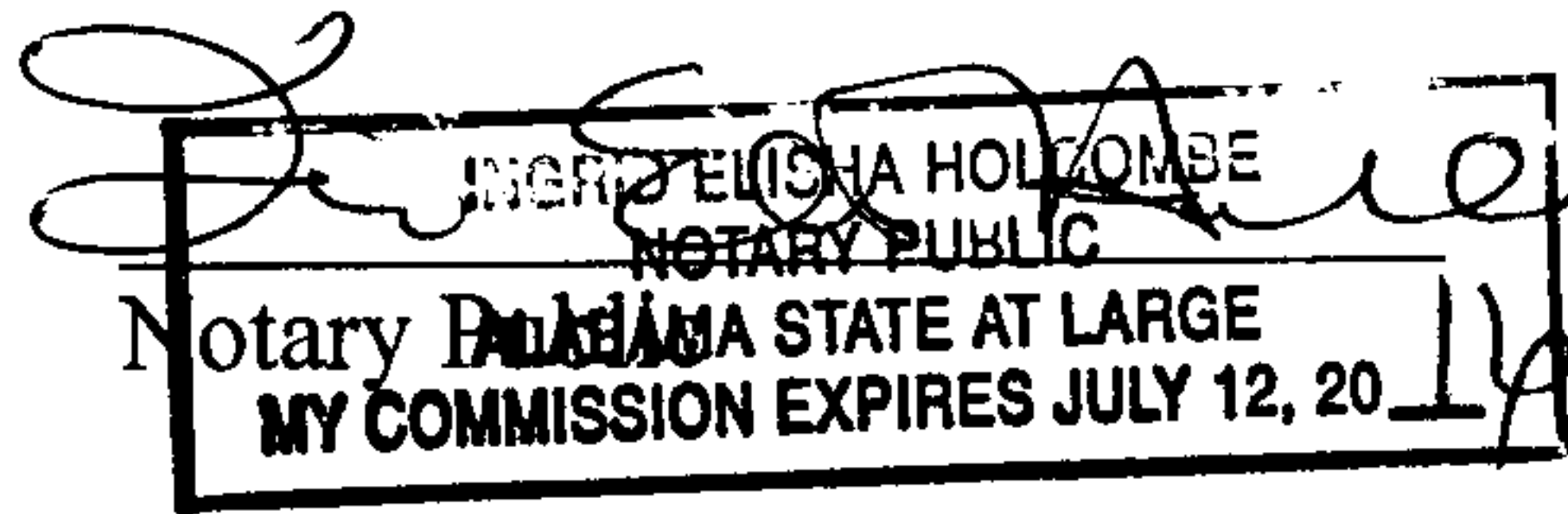


William Gulas Its Authorized Representative

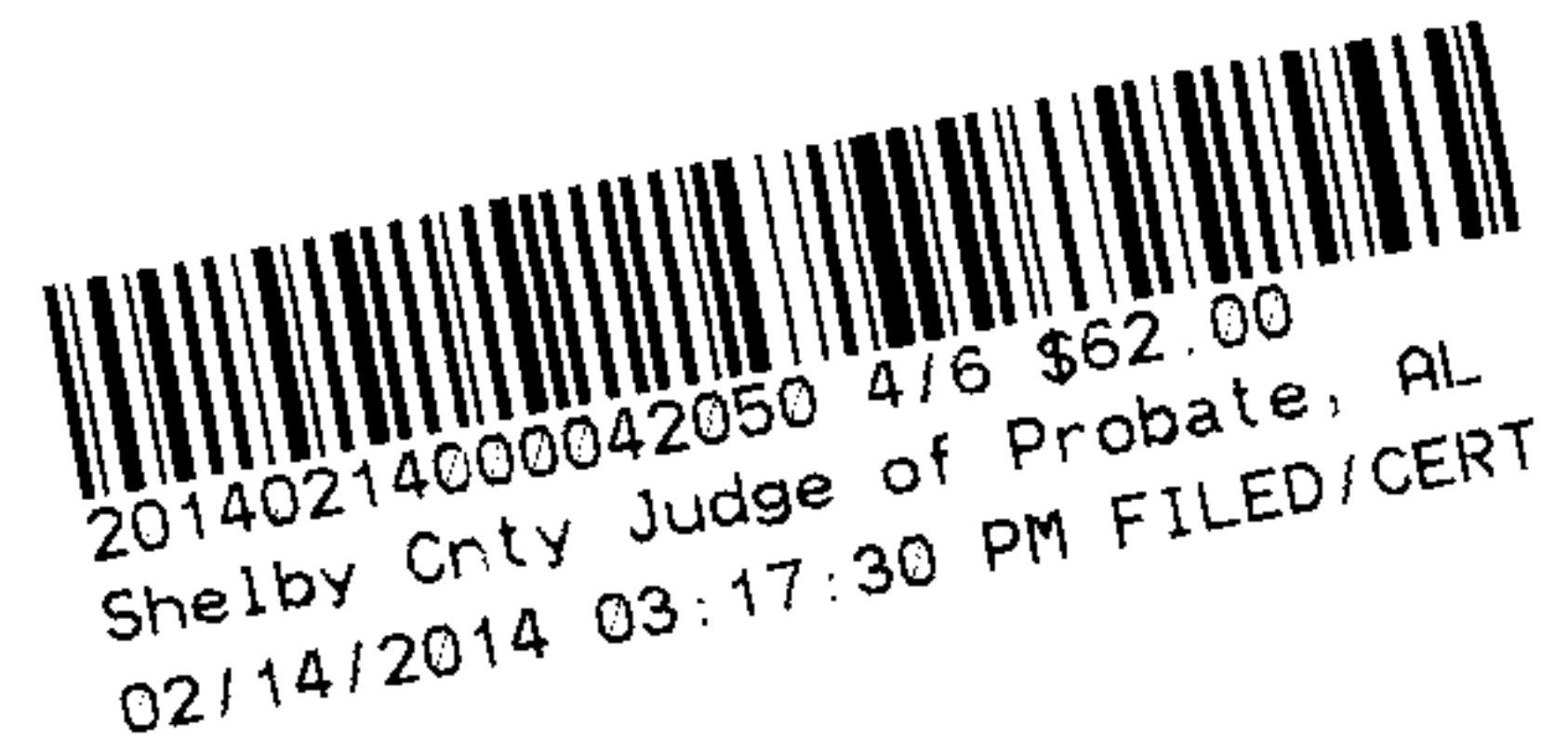
STATE OF ALABAMA
COUNTY OF SHELBY

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 April Adams 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 executed the same voluntarily and as the act of IRA Innovations, LLC fbo April Adams IRA on the day the same bears date.

Given under my hand and seal this the 11th day of February, 2014.



Send Tax Notice to:
K & S Holdings LLC
218 Normandy Drive
Chelsea, Alabama 35043



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 Jerry Robert Adams, Sr. IRA
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

Mailing Address : 5184 Caldwell Mill Road
Birmingham, AL 35244

Grantee's Name: K & S Holdings LLC

Mailing Address: 281 Normandy Drive
Chelsea, AL 35043

Property Address: Lot 757-A Eagle Point

Date of Transfer: February 11, 2014

Total Purchase Price \$30,000.00

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: February 11, 2014

IRA Innovations, LLC fbo Jerry Robert
Adams, Sr. IRA-grantor


Sign


verified by William Gulas
Its Authorized Representative

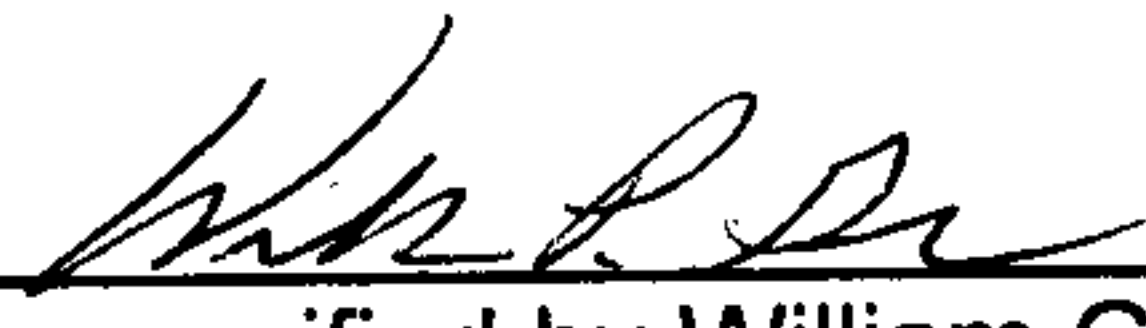
IRA Innovations, LLC fbo Robert
Connor Farmer, Jr. IRA-grantor

Sign

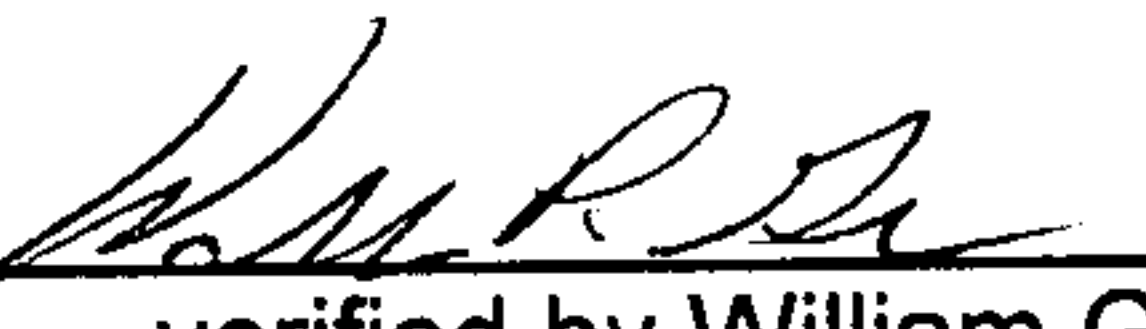

verified by William Gulas
Its Authorized Representative

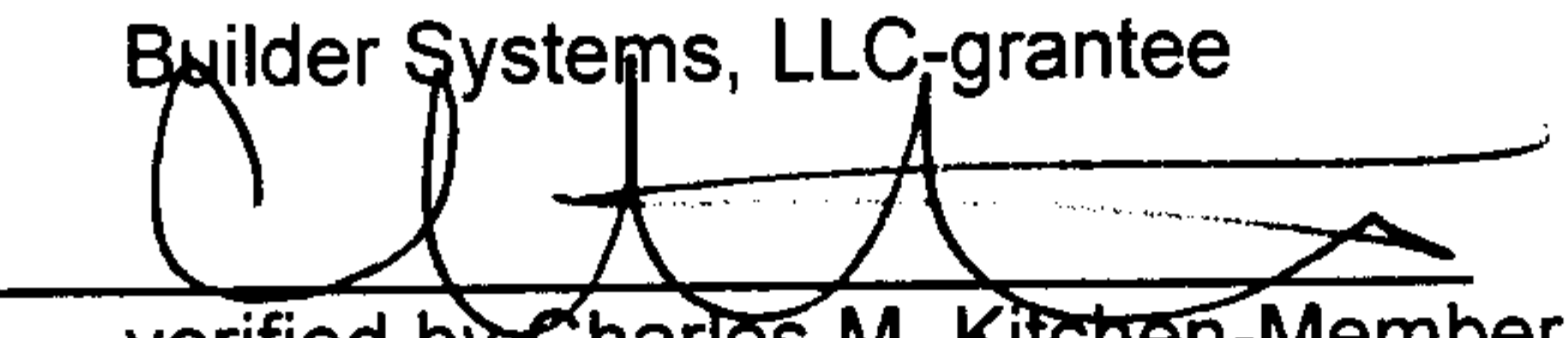

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IRA Innovations, LLC fbo Jerry Robert
Adams, Jr. IRA-grantor


Sign 
verified by William Gulas
Its Authorized Representative

IRA Innovations, LLC fbo April
Adams IRA-grantor

Sign 
verified by William Gulas
Its Authorized Representative

Builder Systems, LLC-grantee
Sign 
x verified by Charles M. Kitchen-Member

RT-1


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