


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

  
20140228000054300 1/4 \$60.00  
Shelby Cnty Judge of Probate, AL  
02/28/2014 09:51:11 AM FILED/CERT

\_\_\_\_\_[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 Five Thousand and no/100's Dollars (\$35,000.00)** and other good and valuable consideration to the undersigned grantor,

**IRA Innovations, LLC fbo Brett Winford, IRA fka IRA innovations, Inc. fbo Brett Winford IRA**

(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

**IRA Innovations, LLC fbo David Jones, IRA**

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

**Lot 526, according to the Final Plat Riverwoods 5th Sector Phase II, as recorded in Map Book 33, Page 24, 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. Easement granted to Riverwoods Properties as recorded in Inst. No. 2003-53593.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-38 and inst. No. 2004-39.**
- 5. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2002-46365.**
- 6. Restrictions and covenants appearing of record in instrument No. 2002-7338; Instrument No. 1996-2205; Inst. No. 2004-37; Inst. No. 2005-38339 and Inst. No. 2007-43516.**
- 7. Right-of-way granted to Alabama Power Company recorded in Deed Volume 127, Page 442.**
- 8. Right-of-way granted to South Central Bell Telephone Company recorded in Shelby Real 116, Page 275.**
- 9. Title to all minerals within and underlying the premises, together with all mining rights**

Shelby County, AL 02/28/2014  
State of Alabama  
Deed Tax: \$35.00

and other rights, privileges and immunities relating thereto, including release of damages.  
10. Right-of-way granted to Southern Natural Gas recorded in Inst. No. 2001-54741.

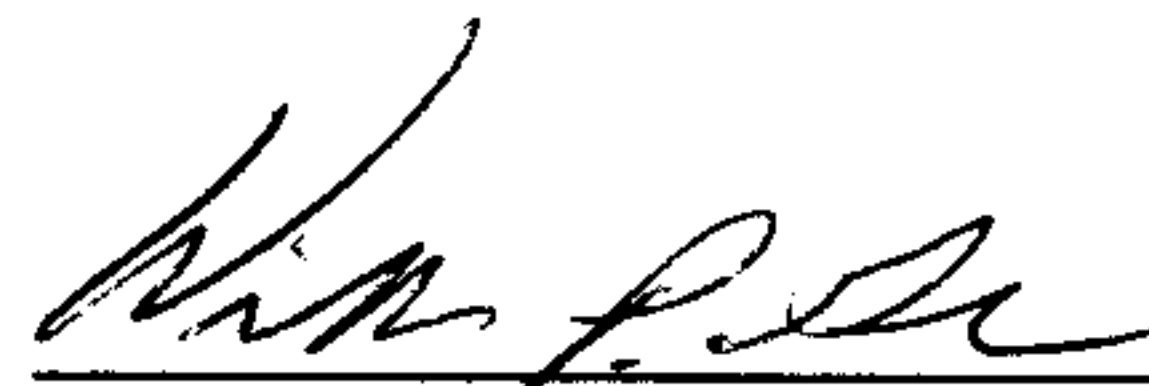
TO HAVE AND TO HOLD, unto the said grantee, IRA Innovations, LLC fbo David Jones, IRA, its successors and assigns.

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.

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 11th day of February, 2014.

ATTEST:

IRA Innovations, LLC  
fbo Brett Winford, IRA  
fka IRA Innovations, Inc.  
fbo Brett Winford, IRA

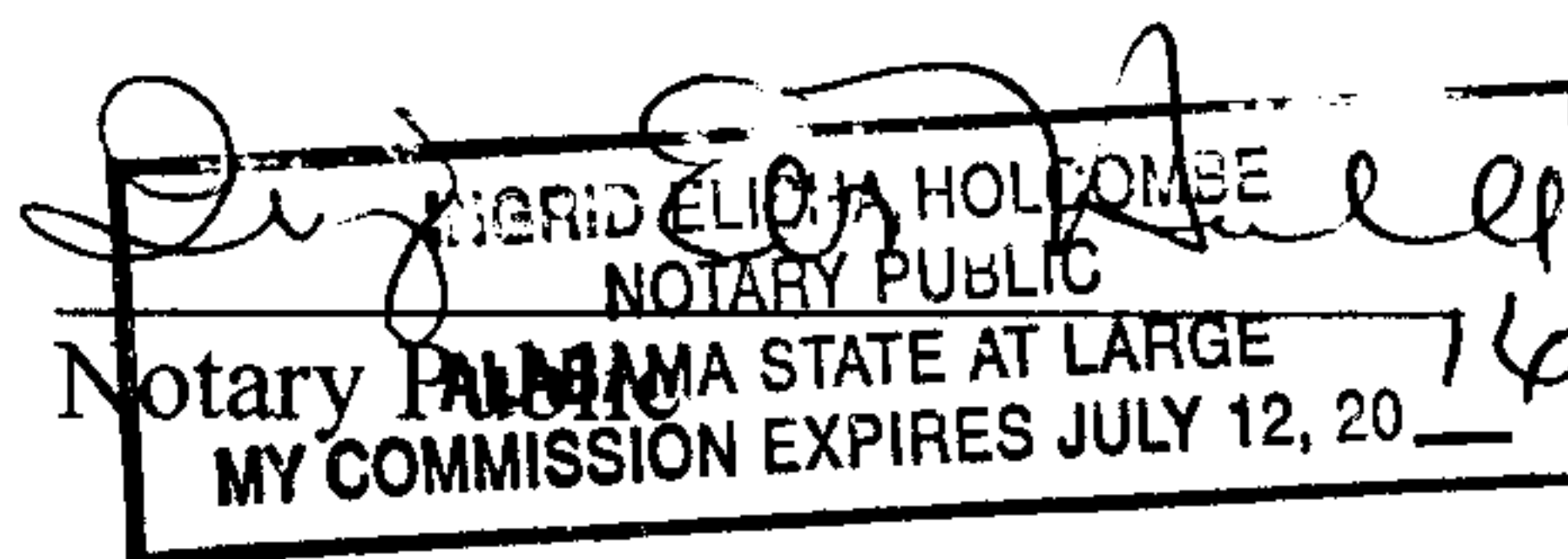


William Gulas  
It's Authorized Representative

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, fka IRA Innovations, Inc. 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, 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 11th day of February, 2014.



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



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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: IRA Innovations LLC fbo David Jones, IRA

Mailing Address: 5184 Caldwell Mill Road  
Birmingham, AL 35242

Property Address: Lot 526 Riverwoods

Date of Transfer: February 11, 2014

Total Purchase Price \$35,000.00

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, 2104

IRA Innovations, LLC  
fbo Brett Winford IRA-grantor

x Sign   
verified by its Authorized Representative

IRA Innovations, LLC  
fbo David Jones IRA-grantee

x Sign   
verified by its Authorized Representative

RT-1



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