

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Donald Ray Cook and Shelia Diane Cook  
242 W Willow Circle  
Calera, AL 35040

20140331000089280  
03/31/2014 11:31:35 AM  
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-Five Thousand And No/100 Dollars (\$45,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, IRA INNOVATIONS, LLC, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donald Ray Cook and Shelia Diane Cook (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Jefferson County, Alabama.

Lot 2A, according to Creekwater Resurvey 2, as recorded in Map Book 44, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 20, 2014.

IRA INNOVATIONS, LLC, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA

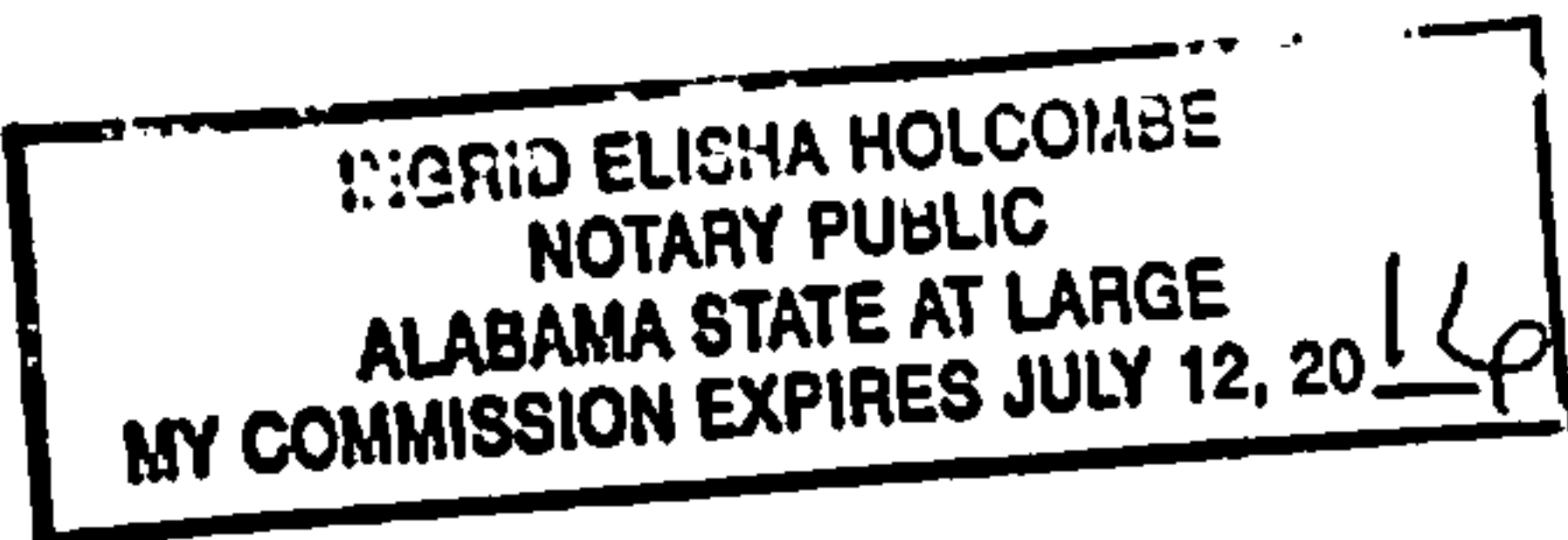
BY: William P. Gulas  
William P. Gulas, Authorized Representative

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as Authorized Representative of IRA Innovations, LLC, an Alabama limited liability company, for the benefit of Brett Winford, IRA, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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 official seal on the 20th day of March, 2014.

Ingrid Elisha Holcombe  
Notary Public  
Commission Expires:



## 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, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA

Grantee's Name Donald Ray Cook and Shelia Diane Cook

Mailing Address 100 Concourse Parkway, Suite 275  
Birmingham, AL 35244

Mailing Address 242 West Willow Circle  
Calera, AL 35040

Property Address 104 Creekwater Street  
Helena, AL 35080

Date of Sale March 20, 2014

Total Purchase Price \$45,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

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

☐ Sales Contract

Other: \_\_\_\_\_

☒ 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.

## Instructions

Grantor's name and mailing address - IRA INNOVATIONS, LLC, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA, 100 Concourse Parkway, Suite 275, Birmingham, AL 35244.

Grantee's name and mailing address - Donald Ray Cook and Shelia Diane Cook, 242 West Willow Circle, Calera, AL 35040.

Property address - 104 Creekwater Street, Helena, AL 35080

Date of Sale - March 20, 2014.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

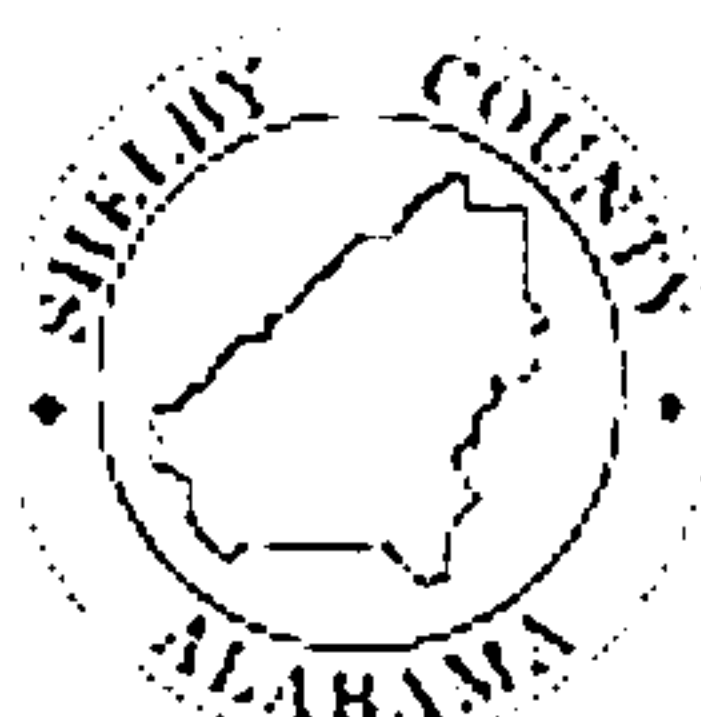
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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: March 20, 2014

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/31/2014 11:31:35 AM  
\$62.00 CHERRY  
20140331000089280