


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20140425000121450 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
04/25/2014 09:41:23 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 Thousand and no/100's Dollars (\$30,000.00)** and other good and valuable consideration to the undersigned grantors,

Gary L. Ross and wife, Donna M. Ross

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

**IRA Innovations, LLC fbo [REDACTED] and
IRA Innovations, LLC fbo [REDACTED]**

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

Lot 540, 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.

This conveyance subject to:

- 1. Taxes for the year 2012 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.**
- 4. Right of Way easement to Southern Natural Gas Corporation recorded in Inst. No. 2001-54741 in the Probate Office of Shelby County, Alabama.**
- 5. Easement to Riverwoods Properties recorded in Inst. No. 20030814000535930.**
- 6. Right of Way for railroad recorded In DT Page 655; Deed Book 11, Page 344; Deed Book 311, Page 301 and Deed Book 311, Page 297 in the Probate Office of Shelby County, Alabama.**
- 7. Restrictions or Covenants recorded in Inst. No. 2002-7338 in the Probate Office of Shelby County, Alabama.**
- 8. Easement to Alabama Power Company recorded in Inst. No. 20040102000000380**

Shelby County, AL 04/25/2014
State of Alabama
Deed Tax: \$30.00


and Inst. No. 20040102000000390 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, unto the said grantees, their successors and assigns.

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 23rd day of April, 2014.

Witness:

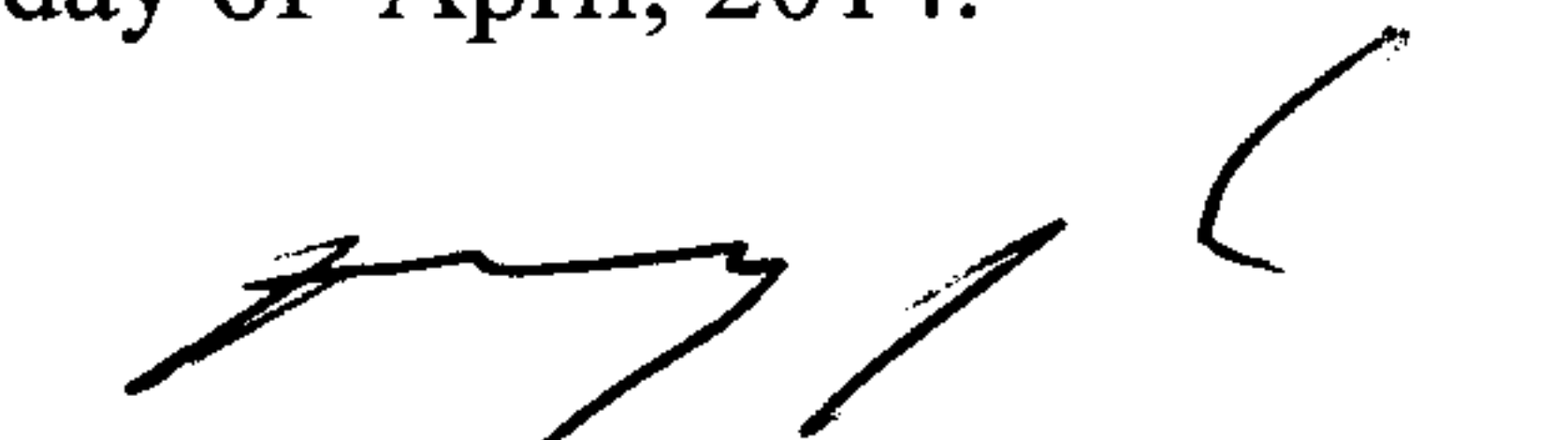

Gary L. Ross


Donna M. Ross

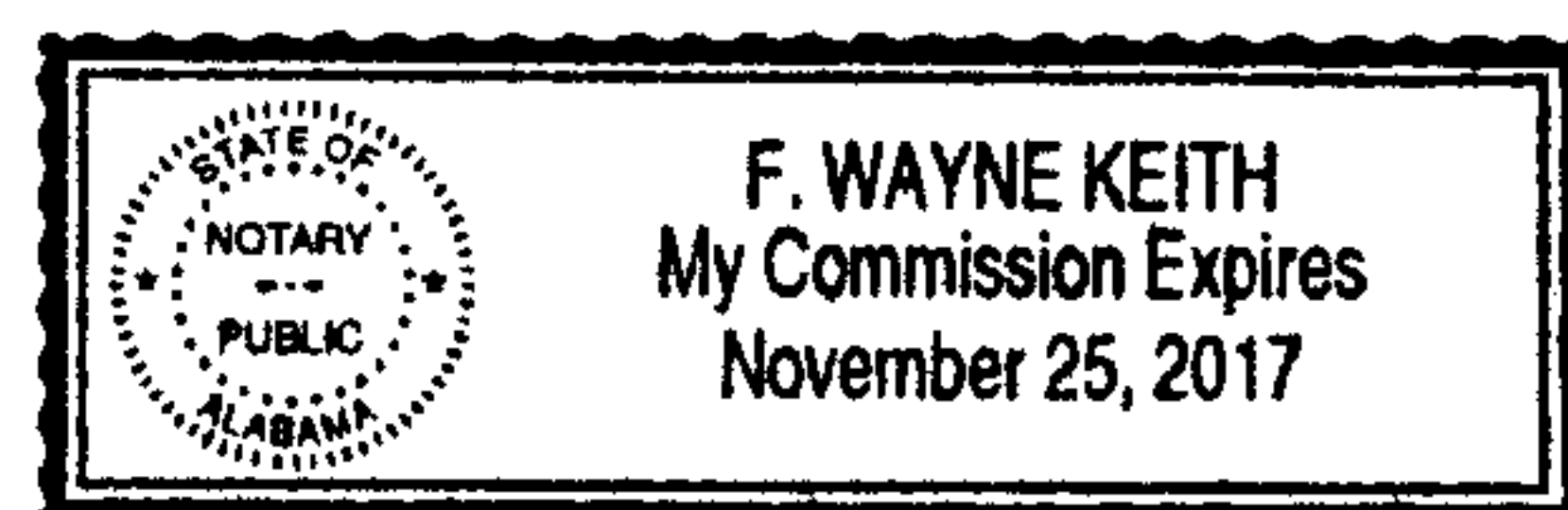
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gary L. Ross and Donna M. Ross, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 23rd day of April, 2014.


Notary Public

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

Grantors' Name: Gary L. Ross and Donna M. Ross

Mailing Address : 119 Ace Place
Helena, AL 35080

Grantees' Name: IRA Innovations, LLC fbo account 1102032 IRA
IRA Innovations, LLC fbo account 1301557 IRA

Mailing Address: 5184 Caldwell Mill Road
Birmingham, AL 35242

Property Address: Lot 540, Riverwoods

Date of Transfer: April 23, 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
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: April 23, 2014

x

Sign


verified by Gary L. Ross-grantor

x

Sign


verified by Donna M. Ross-grantor

x

IRA Innovations, LLC fbo
account 1102032 IRA-grantee

Sign



verified by Its Authorized Representative

x

IRA Innovations, LLC fbo
account 1301557 IRA-grantee

Sign


verified by Its Authorized Representative


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