


THIS INSTRUMENT PREPARED BY:

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

  
20140519000149520 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
05/19/2014 09:12:00 AM FILED/CERT

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## **WARRANTY DEED**

**Joint tenants with right of survivorship**

Shelby County, AL 05/19/2014  
State of Alabama  
Deed Tax:\$48.00

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Seven Thousand, Nine Hundred and no/100's Dollars (\$47,900.00)** to the undersigned grantor,

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

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Richard J. Klein and Patricia A. Klein**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 9, according to the Final Plat of Creekwater Phase One, as recorded in Map Book 38, Page 138, in the Probate Office of Shelby County, Alabama**

**Subject to:**

- 1. Taxes and assessments for the year 2014 and subsequent years and not yet due and payable.**
- 2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.**
- 3. Covenants, conditions, limitations easements and restrictions as set out in Instrument #20060428000200500.**
- 4. Declaration of Protective Covenants for Creekwater as recorded in Instrument #20070724000034510.**
- 5. Right of way to BellSouth Telecommunications as recorded in Instrument 2007-30092.**
- 6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, and any damages relating to the exercise of such rights or the extraction of such minerals.**

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

conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 grantor does for itself and for it's successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor 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 2nd day of May, 2014.

ATTEST:


IRA Innovations, LLC  
fbo David Jones

  
It's Authorized Representative

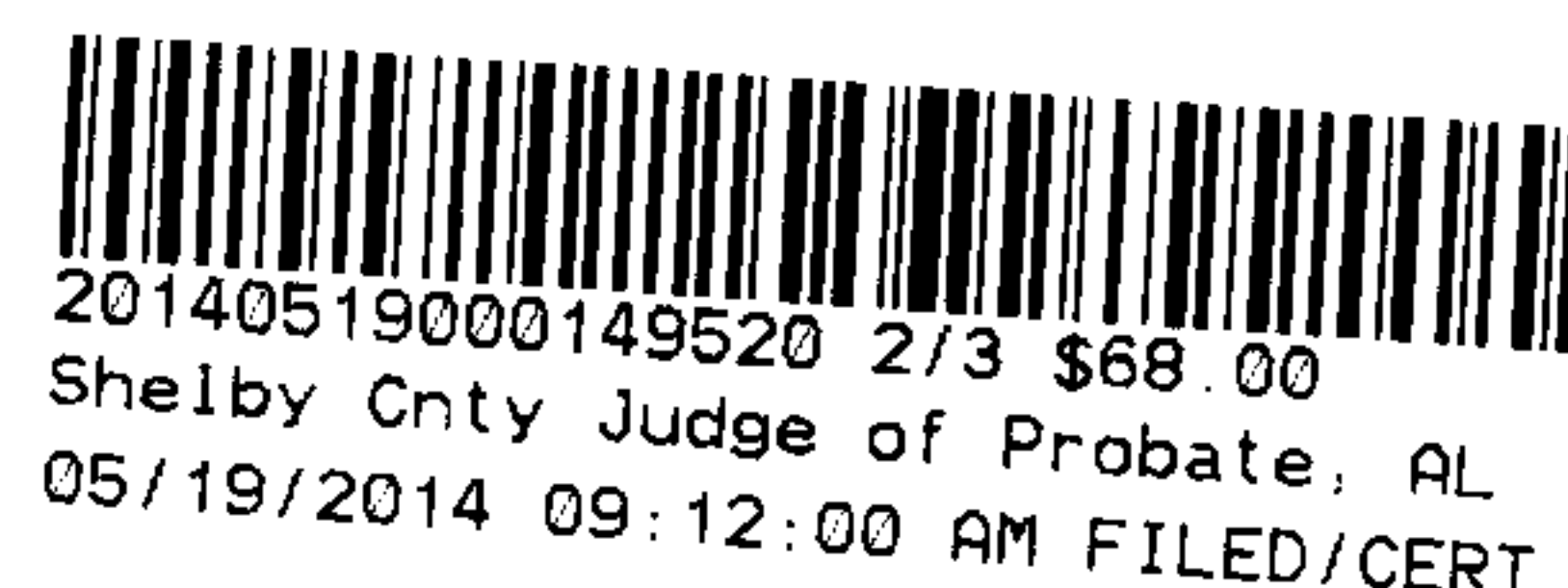
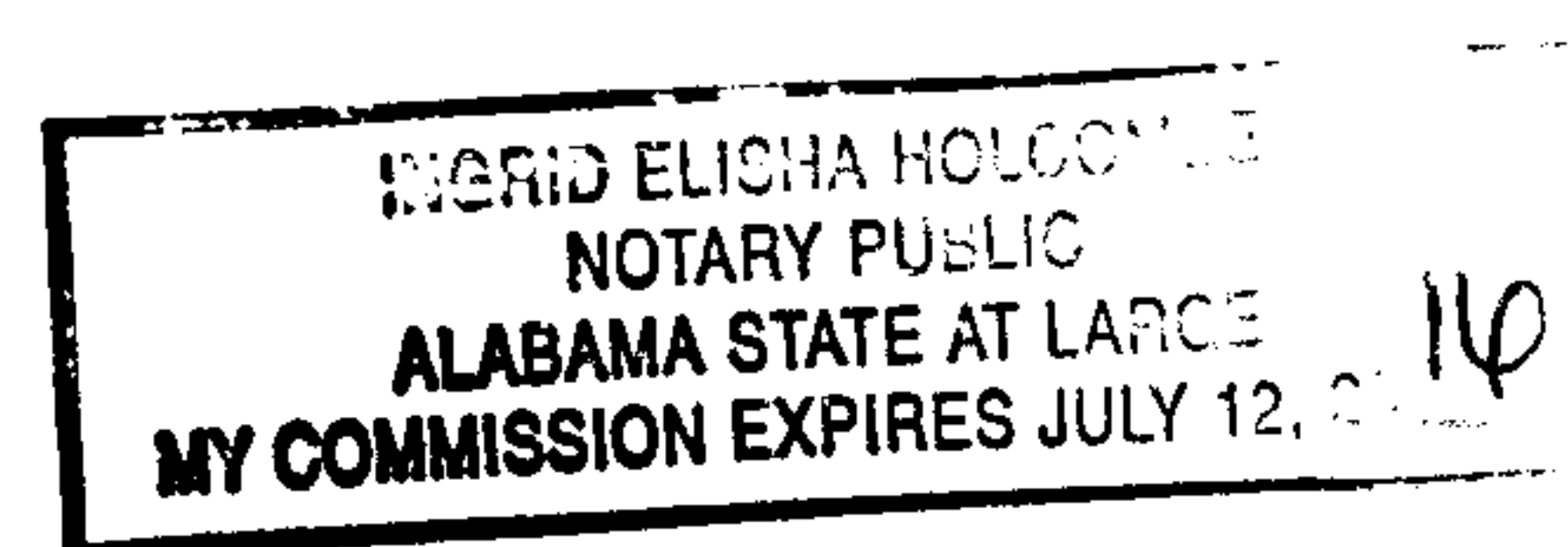
STATE OF ALABAMA  
SHELBY COUNTY

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 2nd day of May, 2014.

  
Notary Public

SEND TAX NOTICE TO:  
Richard J. Klein  
6012 Fossilwood Court  
Erie, PA 16506





**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: Richard J. Klein and Patricia A. Klein

Mailing Address: 6012 Fossilwood Court  
Erie, PA 16506

Property Address: Lot 9, according to the Final Plat of Creekwater Phase One, as recorded in  
Map Book 38, Page 138, in the Probate Office of Shelby County, Alabama

Date of Transfer: May 2, 2014

Total Purchase Price \$47,900.00

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: May 2, 2014

IRA Innovations, LLC fbo  
David Jones. IRA-grantor

Sign   
verified by Its Authorized Representative


x

Sign   
verified by Richard J. Klein-grantee

x

Sign   
verified by Patricia A. Klein-grantee

x

  
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