


This instrument was prepared by:
Townes & Woods, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071

Send Tax Notice to:
IRA Innovations fbo James Larry Parker IRA

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY)


20140603000166650 1/3 \$79.50
Shelby Cnty Judge of Probate, AL
06/03/2014 10:35:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifty Seven Thousand Four Hundred Fifty Dollars & NO/100 (\$57,450.00)---** Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

The Lucille M. Flanagan Living Trust (an undivided ½ interest) and The James Marvin McMillian, Jr. Living Trust (an undivided ½ interest)

herein referred to as grantors, do grant, bargain, sell and convey unto

IRA Innovations fbo James Larry Parker IRA

herein referred to as GRANTEES, the following described real estate, situated in **Shelby County Alabama**, to wit:

See Exhibit "A" Attached Hereto For Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not payable.

J.M. McMillian predeceased Edna L. McMillian; J.M. McMillian having died on March 19, 1978

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs or its successors and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns or successors and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27 day of **May**, 2014.

The Lucille M. Flanagan Living Trust

The James Marvin McMillian, Jr. Living Trust

Lucille M. Flanagan, Trustee
By: Lucille M. Flanagan, Trustee

James Marvin McMillian Jr.
By: James Marvin McMillian, Jr.

Shelby County, AL 06/03/2014
State of Alabama
Deed Tax: \$57.50

General Acknowledgement

STATE OF FLORIDA)
Volusia COUNTY)

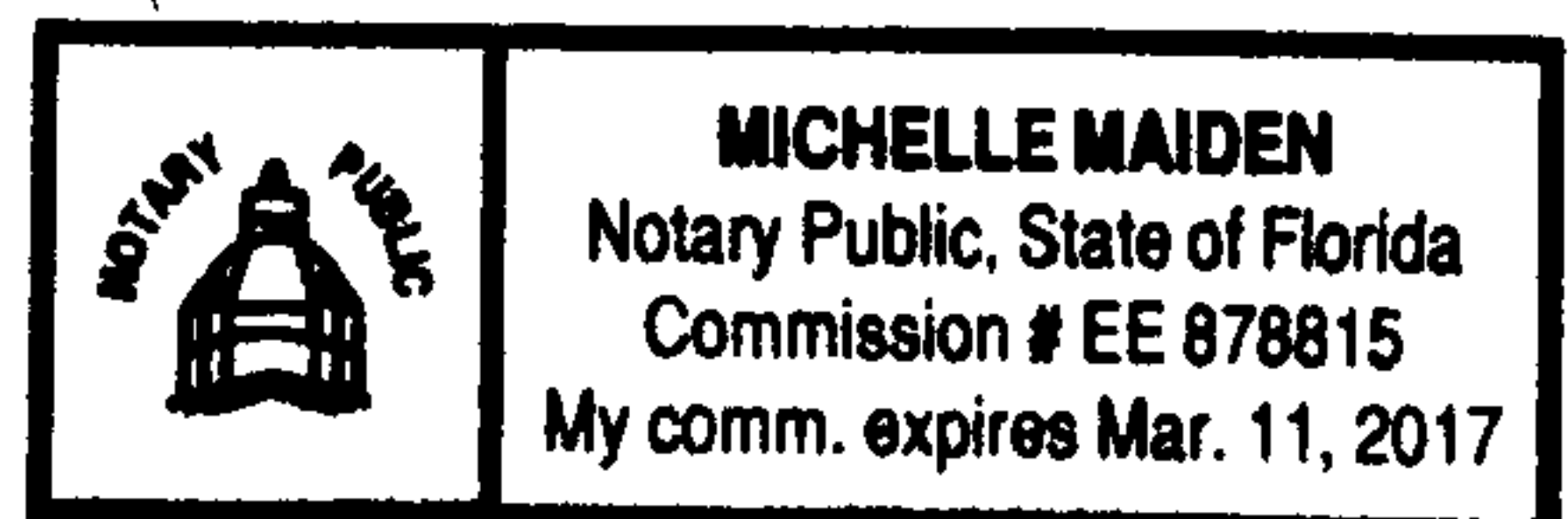
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lucille M. Flanagan, as Trustee of the Lucille M. Flanagan Living Trust** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May, 2014.

My Commissions Expires:

3/11/2017

Michelle Maiden
Notary Public



General Acknowledgement

STATE OF FLORIDA)
Volusia COUNTY)

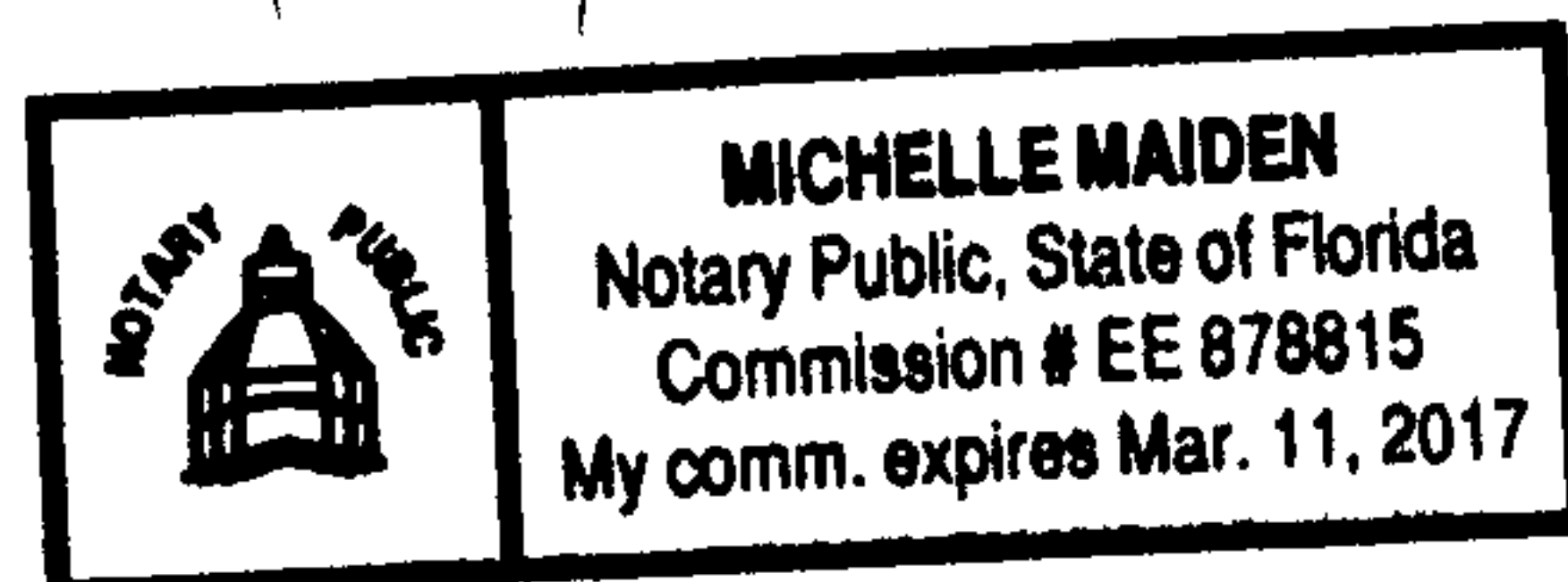
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Marvin McMillian, Jr. as Trustee of the James Marvin McMillian, Jr. Living Trust** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May, 2014.

My Commissions Expires:

3/11/2017

Michelle Maiden
Notary Public



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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 The Lucille Flanagan Living Trust Grantee's Name IRA Innovations for James Larry Parker
Mailing Address The James Marvin McMillian Trust Mailing Address 22 Inverness Center Parkway
6 Silver Fox Trail Suite 140
Ormand Beach, FL 32174 Birmingham, AL 35242
Property Address Valley Lake Road Date of Sale 5/27/14
Chelsea, AL 35051 Total Purchase Price \$ 57,450.00
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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 _____

Print Larry T. Woods

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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