

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

\$36,750.00 of the consideration is paid
by a Purchase Money Mortgage filed
simultaneously herewith.

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Nine Thousand and no/100's Dollars (\$49,000.00)** and other good and valuable consideration to the undersigned grantor,

IRA Innovations, LLC fbo David Jones 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 unto

Wright Homes Inc.

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


Lot 3A, according to the Survey of Creekwater Resurvey 2, as recorded in Map Book 44, Page 4, in the Probate Office of Shelby County, Alabama.

This conveyance 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. 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. Restrictions appearing of record in Inst. No. 2007-34511, Inst. No. 2008-42608, Inst. No. 2011-18665, Inst. No. 2006-20050 and Inst. No. 2007-23111.**
- 5. Easement recorded in Inst. No. 2008-5318.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705.**
- 7. Right-of-way granted to Bellsouth Telecommunications recorded in Inst. No. 2007-30092.**

TO HAVE AND TO HOLD, unto the said grantee, 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 grantee, its successors and assigns forever, against the lawful claims of all persons.


20140604000168100 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
06/04/2014 09:04:09 AM FILED/CERT

Shelby County, AL 06/04/2014
State of Alabama
Deed Tax: \$12.50

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 30th day of May, 2014.

ATTEST:

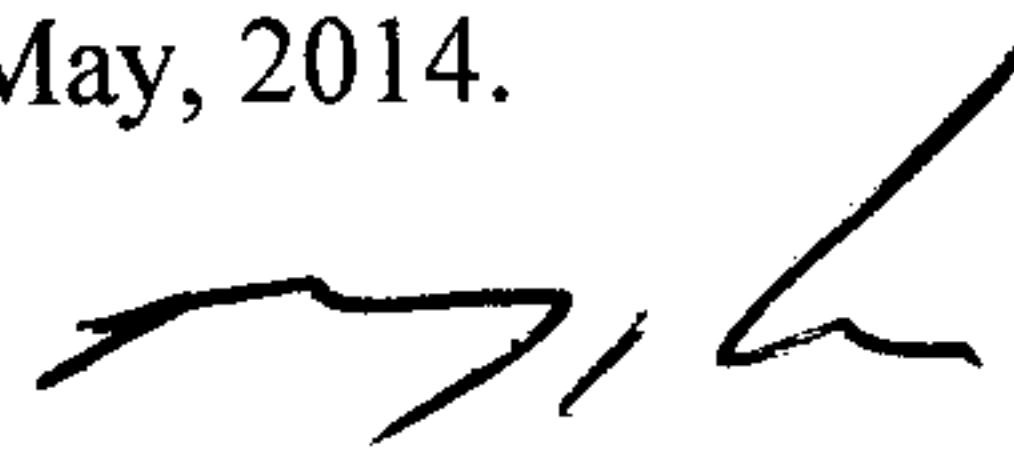
IRA Innovations, LLC
fbo David Jones


It's Authorized Representative

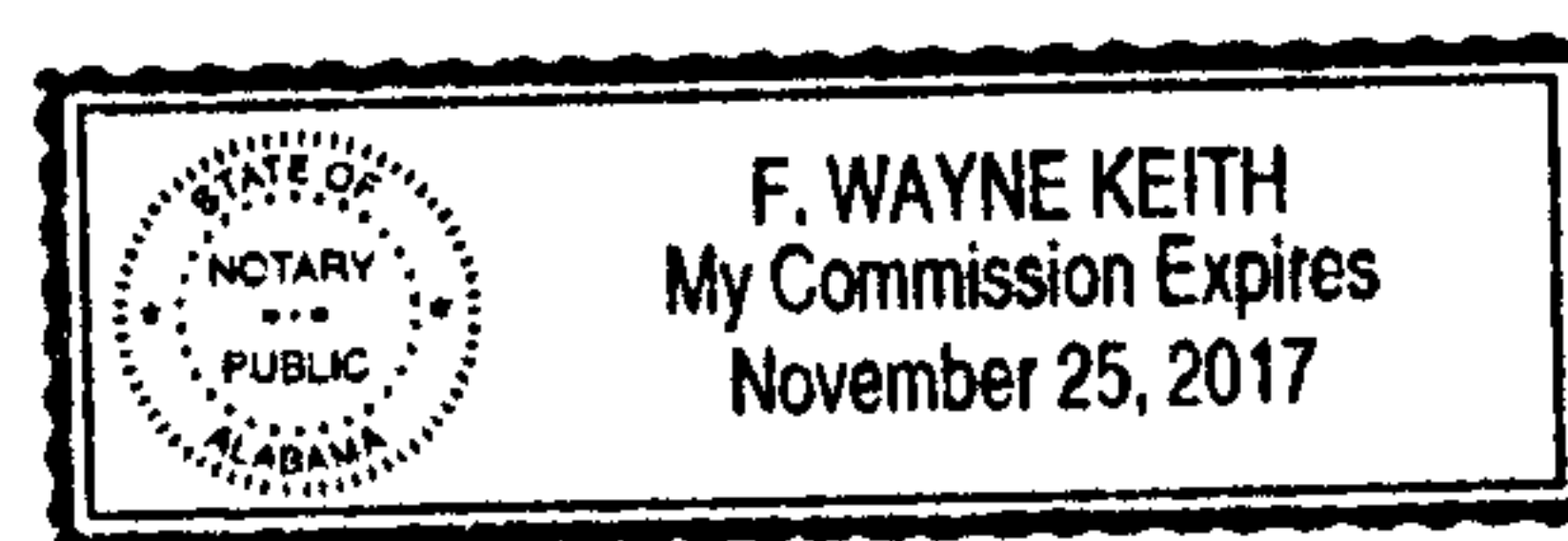
STATE OF ALABAMA
SHELBY COUNTY


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 30th day of May, 2014.


Notary Public

SEND TAX NOTICE TO:
Wright Homes Inc.
P.O. Box 429
6021 McAshan Drive
McCalla, Alabama 35111




20140604000168100 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
06/04/2014 09:04:09 AM FILED/CERT

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, Alabama 35242

Grantee's Name: Wright Homes, Inc.

Mailing Address: P.O. Box 429
6021 McAshan Drive
McCalla, Alabama 35111

Property Address: Lot 3A Creekwater Resurvey 2
MB 44 PG 4 Shelby County, AL

Date of Transfer: May 28, 2014

Total Purchase Price \$49,000.00

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

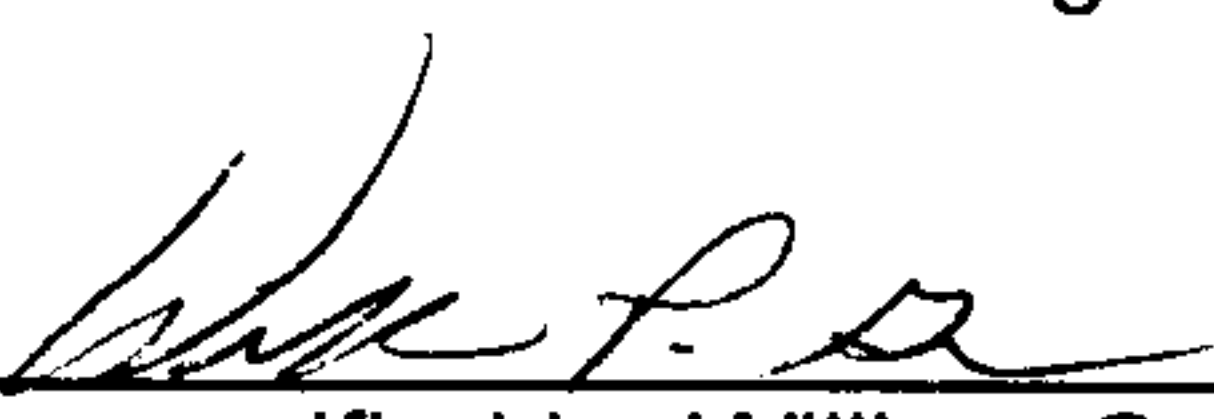
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

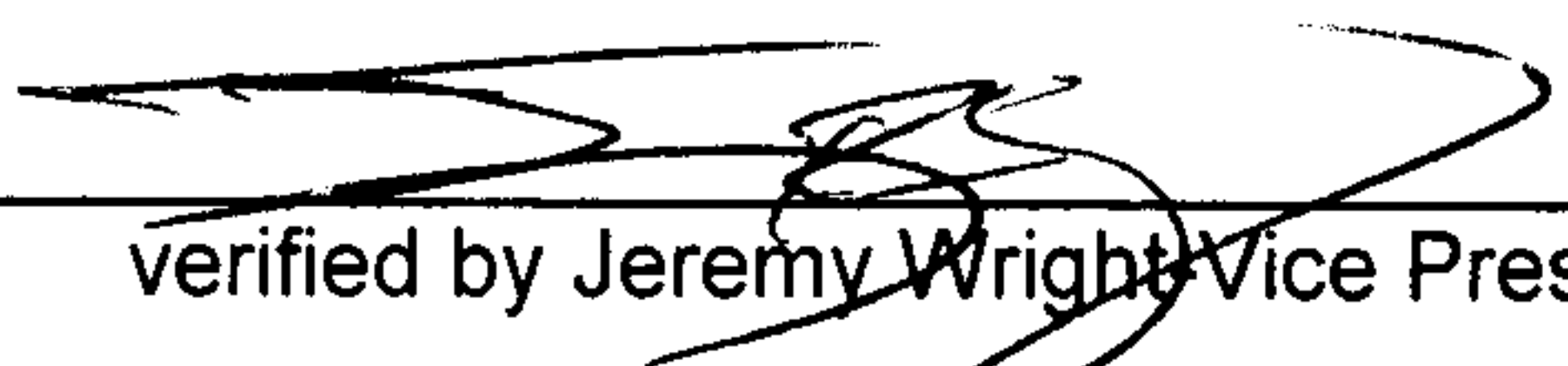
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: May 28, 2014


IRA Innovations LLC fbo
David Jones IRA.-grantor

Sign 
x verified by William Gulas -
Authorized Representative

Wright Homes, Inc-grantee

Sign 
x verified by Jeremy Wright Vice President

RT-1


20140604000168100 3/3 \$32.50
Shelby Cnty Judge of Probate, AL
06/04/2014 09:04:09 AM FILED/CERT