

20140619000186830 1/4 \$309.00  
Shelby Cnty Judge of Probate, AL  
06/19/2014 03:00:52 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

W. Harold Parrish, Jr.  
Leitman, Siegal, Payne & Campbell, P.C.  
420 North 20th Street, Suite 2000  
Birmingham, Alabama 35203

**SEND TAX BILL TO:**

D.R. Horton, Inc. – Birmingham  
2188 Parkway Lake Drive  
Hoover, Alabama 35244

**GENERAL WARRANTY DEED**

Shelby County, AL 06/19/2014  
State of Alabama  
Deed Tax: \$286.00

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **IRA INNOVATIONS, LLC FKA IRA INNOVATIONS, INC. FBO JERRY ADAMS, SR. IRA** ("Grantor"), by **D.R. HORTON, INC.–BIRMINGHAM**, an Alabama corporation ("Grantee"), Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 106, 107, 108, 109, 110, 128, 129, 130, 131, 132, 133 and 134, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

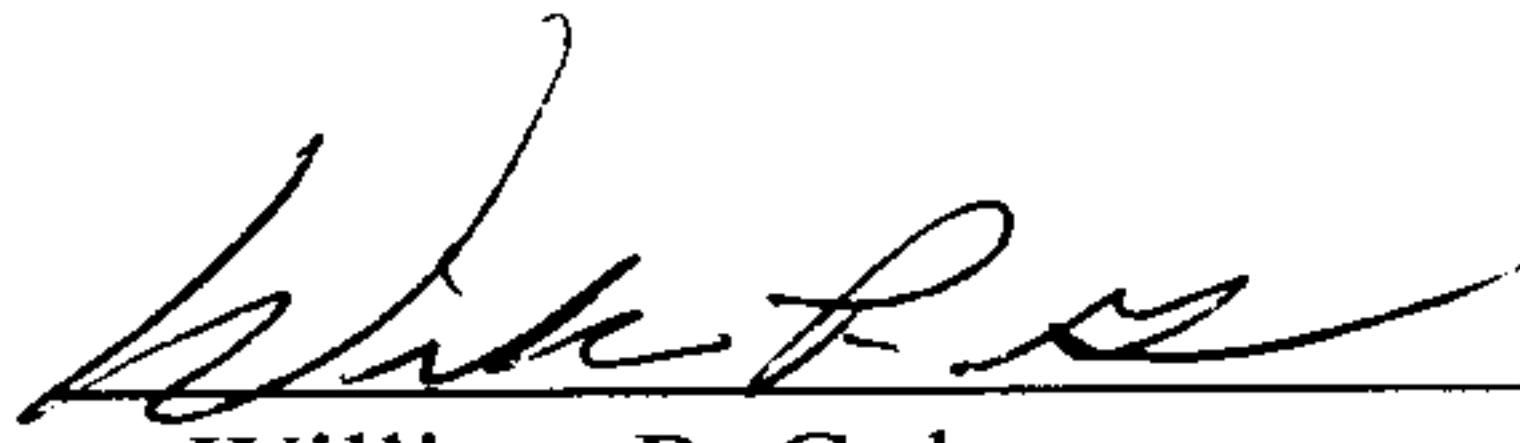
TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 11 day of June, 2014.

**GRANTOR:**

**IRA INNOVATIONS, LLC FKA IRA INNOVATIONS, INC.  
FBO JERRY ADAMS, SR. IRA**

By:   
William P. Gulas  
Its: Authorized Representative


STATE OF ALABAMA )


COUNTY OF SHELBY )

I, the undersigned, 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 FKA IRA INNOVATIONS, INC. FBO JERRY ADAMS, SR. 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 Seller.

Given under my hand and official seal this the 11 day of June, 2014.



  
Notary Public  
My Commission Expires: 12/03/17

  
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## **EXHIBIT "A"**

### **PERMITTED ENCUMBRANCES**

1. All taxes for the year 2014 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on the Survey of Lacey's Grove Phase 2 as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.
3. Lacey's Grove Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051013000532900, Amendment #1 to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20061221000621000, and Adoption and Ratification of Declaration as recorded in Instrument 20121031000417960, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 102, page 266, Deed Volume 102, page 264 and Deed Volume 102, page 265, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Volume 154, page 501 and Deed Volume 154, page 499, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20050803000393820, 2005080100038550, and Instrument 20061212000601470, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 106, page 565, in the Probate Office of Shelby County, Alabama.



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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	IRA Innovations, LLC FKA	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	IRA Innovations, INC.	Mailing Address	2188 Parkway Lake Drive
	FBO Jerry Adams, Sr. IRA		Hoover, Alabama 35244
	5184 Caldwell Mill Rd Ste 204-303		
	Birmingham, AL 35244		
Property Address	12 unimproved residential lots	Date of Sale	June 12, 2014
	Lacey's Grove Subdivision	Total Purchase Price	\$ 286,000.00
	(Phase 2)	or	
	Alabaster, AL 35114	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: June 11, 2014

Print: William P. Gulas

Sign: [Signature]  
Authorized Representative of Owner

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 11<sup>th</sup> day of June, 2014.

[Signature] Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 15, 2017

**Form RT-1**