

20140701000198770 1/3 \$128.50
Shelby Cnty Judge of Probate, AL
07/01/2014 08:55:56 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Six Thousand, Twenty and no/100's Dollars (\$106,020.00)** and other good and valuable consideration to the undersigned

Polo Crossings, LLC, an Alabama limited liability company

(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 to

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. Traditional IRA (owner of a 29% undivided interest)

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA (owner of a 71% undivided interest)

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

Lots 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323 and 324, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easements and building line 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, are not insured herein.**
- 4. Restrictions appearing of record in Inst. No. 2007-46920.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-18008.**

TO HAVE AND TO HOLD, unto the said grantees and its successors and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantees, 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

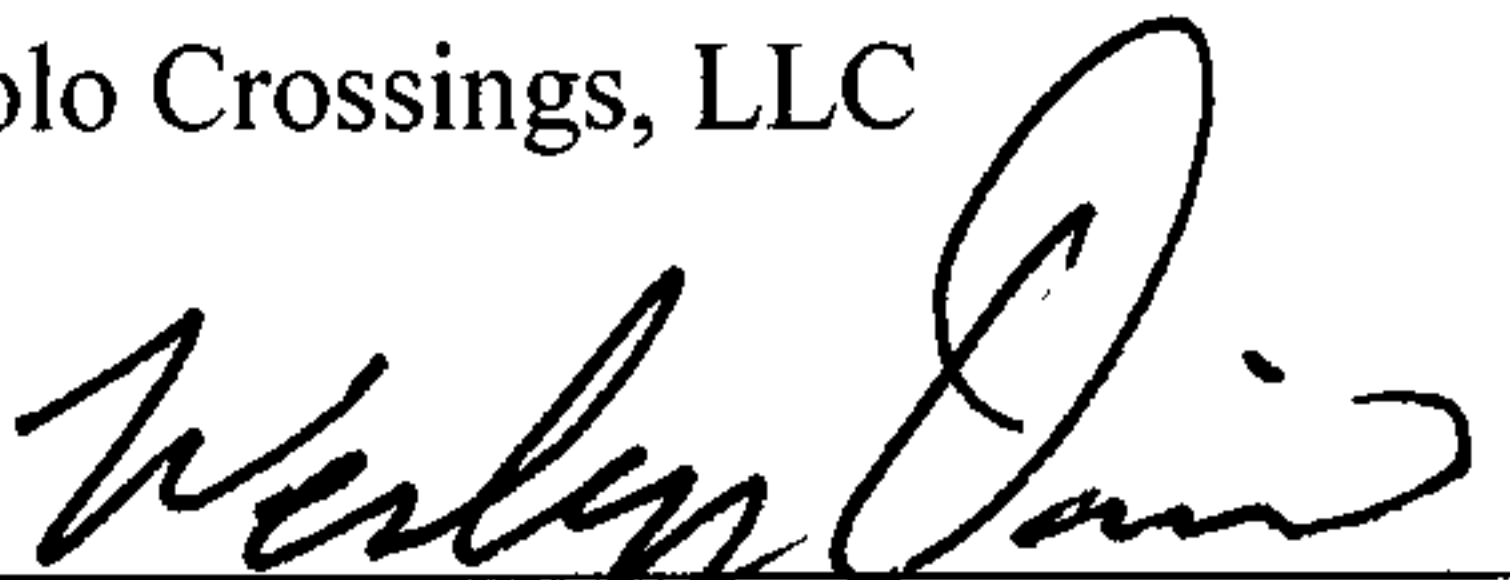
Shelby County, AL 07/01/2014
State of Alabama
Deed Tax: \$106.50

and its successors and assigns shall warrant and defend the same to the said grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned as Member of Polo Crossings, LLC has hereunto set his hand and seal, this the 27th day of June, 2014.

WITNESS:

Polo Crossings, LLC


Wesley Davis Member

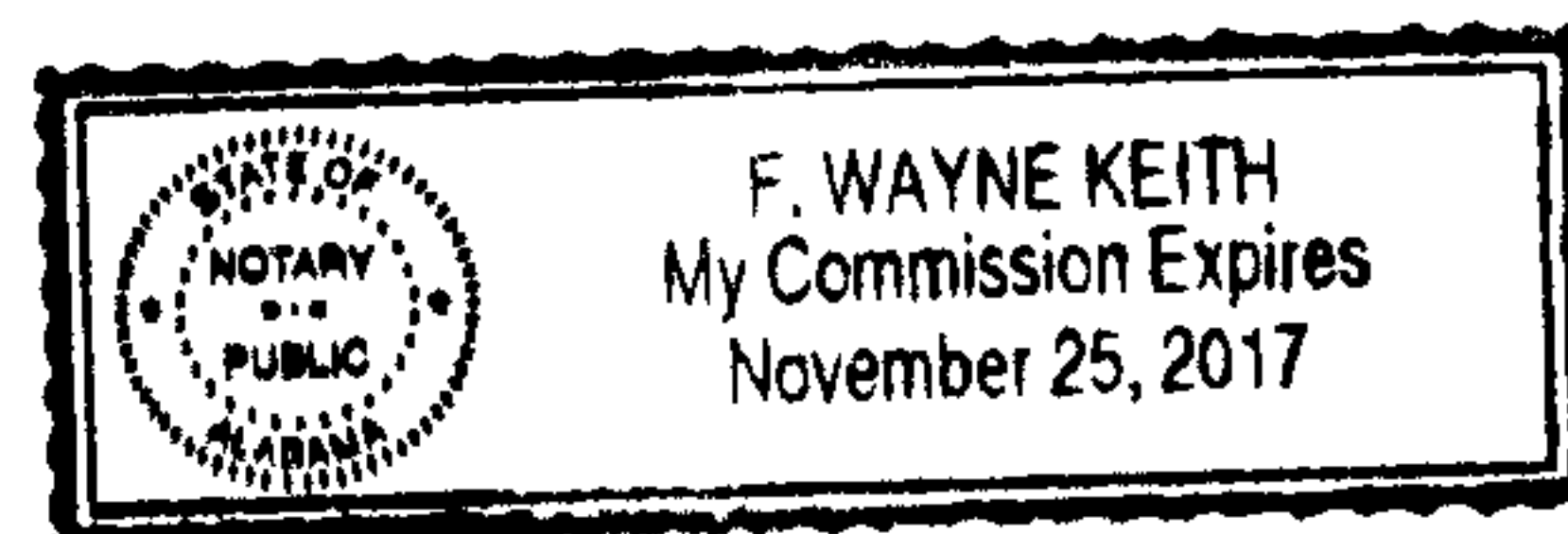
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Wesley Davis, whose name as Member of Polo Crossings, LLC 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 Member executed the same voluntarily and as the act of Polo Crossings, LLC on the day the same bears date.


Given under my hand and seal this the 27th day of June, 2014.



Notary Public



Send Tax Notice to:
IRA Innovations, LLC fbo Robert Connor Farmer, Jr.
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

Grantor's Name: Polo Crossings LLC
Mailing Address : 2613 Apollo Circle
Hoover, AL 35226
Grantees' Names: IRA Innovations LLC fbo Robert
Connor Farmer, Jr. IRA
Mailing Address: 5184 Caldwell Mill Road
Birmingham, AL 35242

Property Address: 18 lots The Village at Polo Crossings

Date of Transfer: June 27, 2014

Total Purchase Price \$106,020.00


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: June 27, 2014

Sign 
x verified by F. Wayne Keith, Attorney

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