

THIS INSTRUMENT PREPARED BY:

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


20140926000302310 1/3 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2014 09:31:36 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Twenty Four Thousand and no/100's Dollars (\$324,000.00)** and other good and valuable consideration to the undersigned grantor,

IRA Innovations, LLC fbo Brett Winford IRA

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Adam Douglas Yost and Christine Renee Yost

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

Lot 10, 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 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.**

\$307,800.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

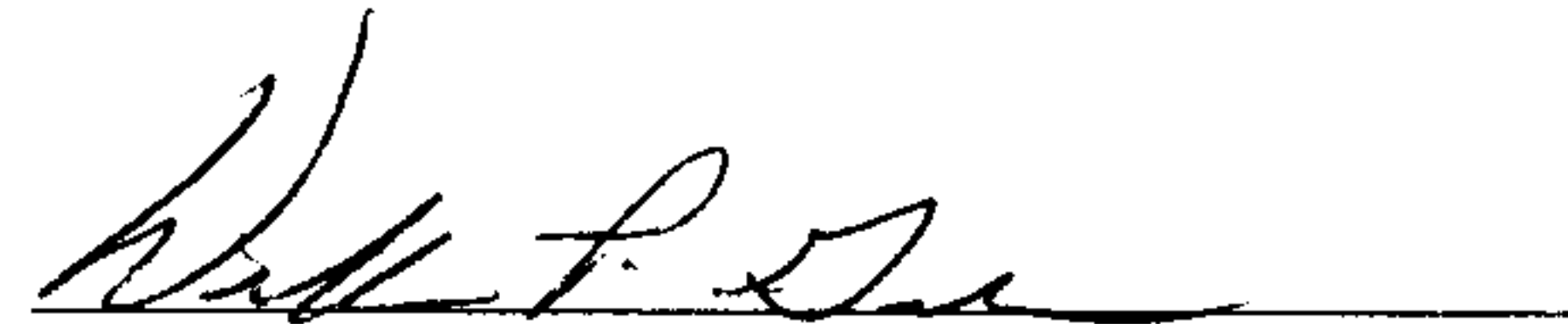
TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire

Shelby County, AL 09/26/2014
State of Alabama
Deed Tax: \$16.50

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 said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs 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 said grantees their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 24th day of September, 2014
ATTEST:

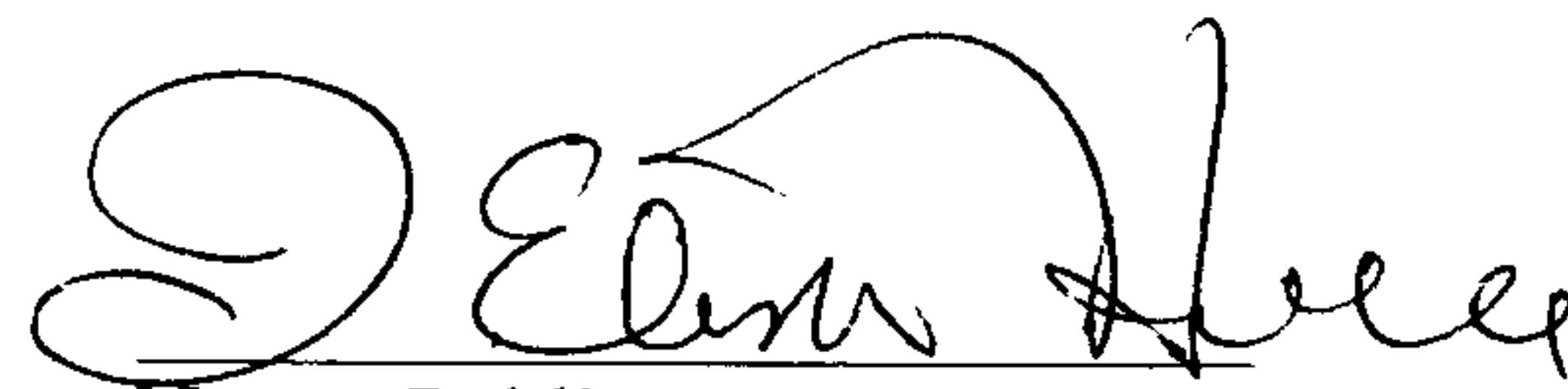
IRA Innovations LLC fbo
Brett Winford IRA


It's Authorized Representative

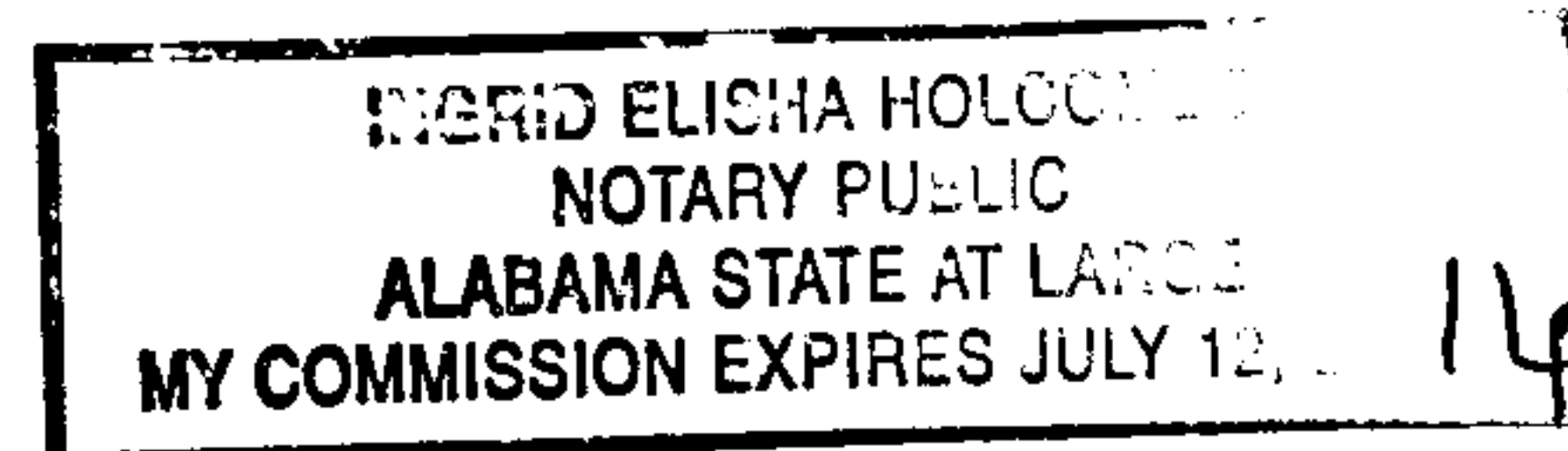
STATE OF ALABAMA
SHELBY COUNTY

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 Brett Winford 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 limited liability company.

Given under my hand and seal this the 24th day of September, 2014.


Notary Public

SEND TAX NOTICE TO:
Adam Douglas Yost
142 Creekwater Street
Helena, Alabama 35080



20140926000302310 2/3 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2014 09:31:36 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 Brett Winford IRA

Mailing Address : P.O. Box 360750
Birmingham, Alabama 35236

Grantees' Name: Adam Douglas Yost
Christine Renee Yost

Mailing Address: 322 Saint Charles Way
Helena, Alabama 35080

Property Address: 142 Creekwater Street
Helena, Alabama 35080

Date of Transfer: September 24, 2014

Total Purchase Price \$324,000.00

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	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: September 24, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1



20140926000302310 3/3 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2014 09:31:36 AM FILED/CERT