

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Charles Roman Harris and Ellan S. Harris  
108 Paddington Station  
Maylene, AL 35114

STATE OF ALABAMA

COUNTY OF SHELBY

)  
:  
)

**GENERAL WARRANTY DEED AS JOINT  
TENANTS WITH RIGHTS OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Thirty-Nine Thousand Nine Hundred and 00/100 (\$39,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **IRA INNOVATIONS LLC, an Alabama limited liability company, for the benefit of BRETT WINFORD, IRA**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles Roman Harris and Ellan S. Harris**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 28A, as shown on the Plat of Creekwater Resurvey 2 recorded in Map Book 44, Page 4, being a resurvey of Creekwater Phase Two B, recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, administrators, successors and assigns, forever against the lawful claims of all persons.

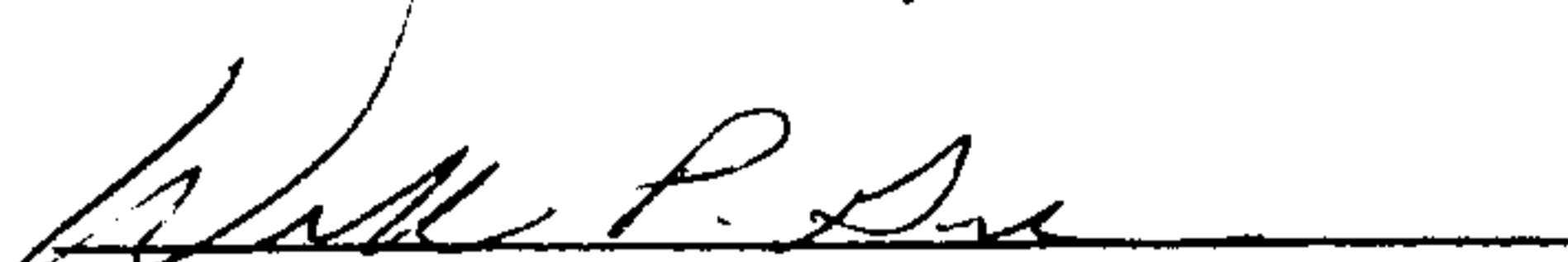
CLAYTON T. SWEENEY, ATTORNEY AT LAW



20141202000378620 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/02/2014 11:58:12 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized signor hereunto set its hand and seal this the 21st day of November, 2014.

IRA INNOVATIONS, LLC, an Alabama limited liability company, for the benefit of  
BRETT WINFORD, IRA



William P. Gulas, Authorized Representative

STATE OF ALABAMA                    )  
                                                 :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William P. Gulas, whose name as Authorized Representative of IRA INNOVATIONS, LLC, an Alabama limited liability company for the benefit of BRETT WINFORD, IRA, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Authorized Signor and with full authority, signed the same voluntarily for and as the act of said limited liability company

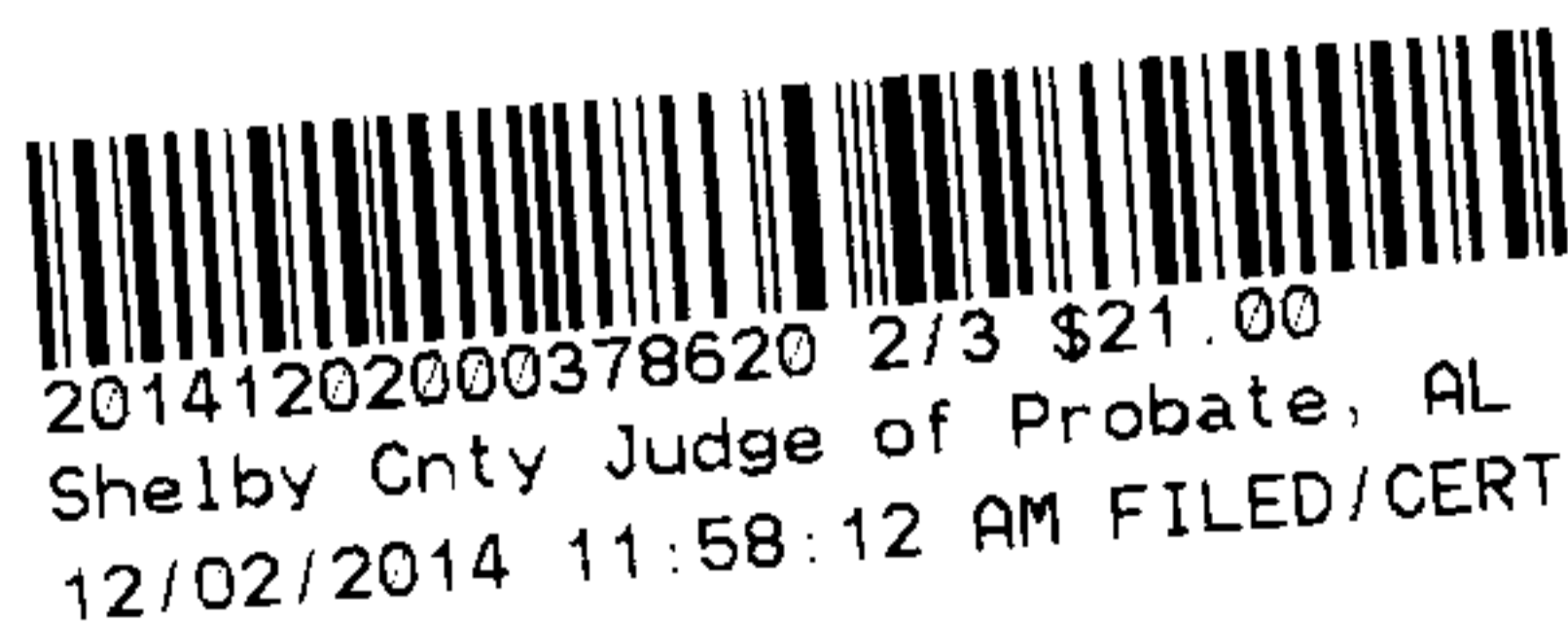
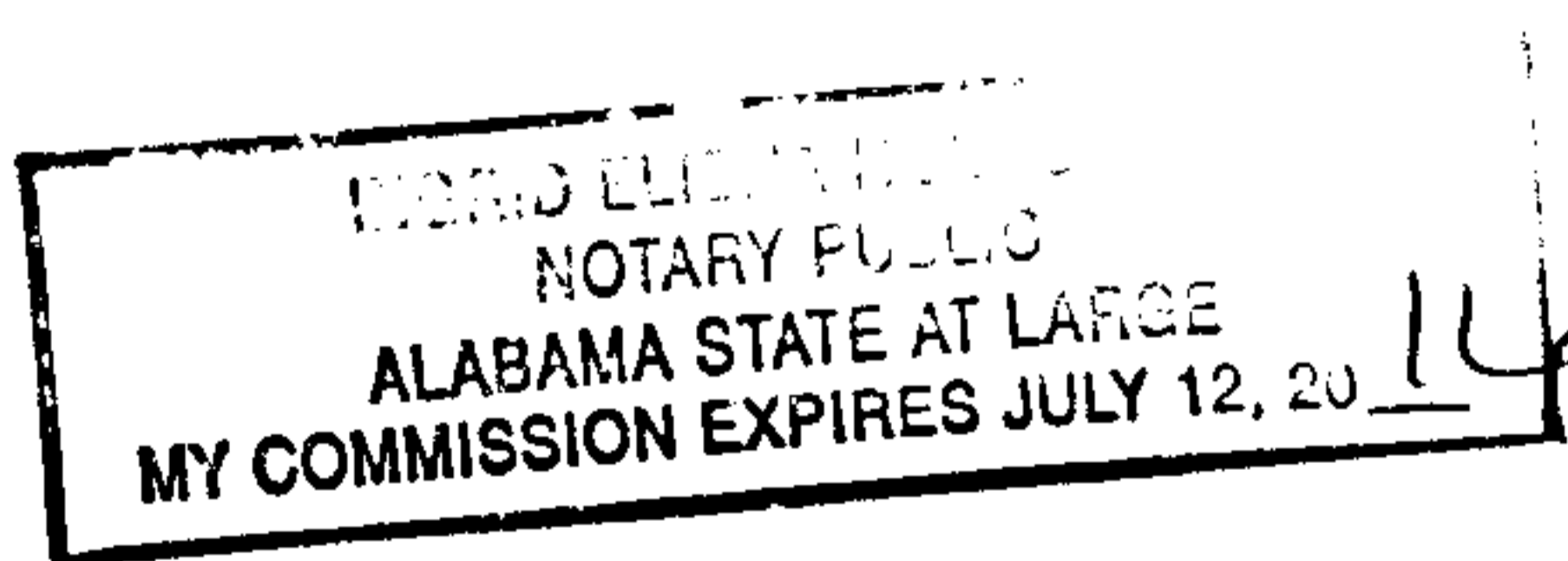
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of November, 2014.



NOTARY PUBLIC

My Commission Expires:

(Affix Seal)



# 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 F/B/O Brett Winford, IRA

Grantee's Name Charles Roman Harris and Ellan S. Harris

Mailing Address 100 Concourse Park #275  
Birmingham, AL 35244

Mailing Address 108 Paddington Station  
Maylene, AL 35114

Property Address 238 Anna Creek Drive  
Helena, AL 35080

Date of Sale November 21, 2014

Total Purchase Price \$ 39,900.00

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other – Tax assessor's market value  
☐ Deed

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 11/21/14

IRA Innovations, LLC  
Print By: William P. Gulas, Authorized Representative

Unattested

*E. A. H. Hine*  
(verified by)

Sign *William P. Gulas*  
(Grantor/Grantee/Owner/Agent) circle one

