

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Charles Roman Harris
Ellan S. Harris
108 Paddington Station
Maylene, AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **IRA Innovations, LLC, an Alabama limited liability company, for the benefit of David Jones IRA and Brett Winford IRA** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Charles Roman Harris and Ellan S. Harris** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**
See Exhibit "A" Legal Description attached hereto and made a part hereof.

This instrument was prepared without the benefit of title.

Subject to mineral and mining rights if not owned by Grantor.

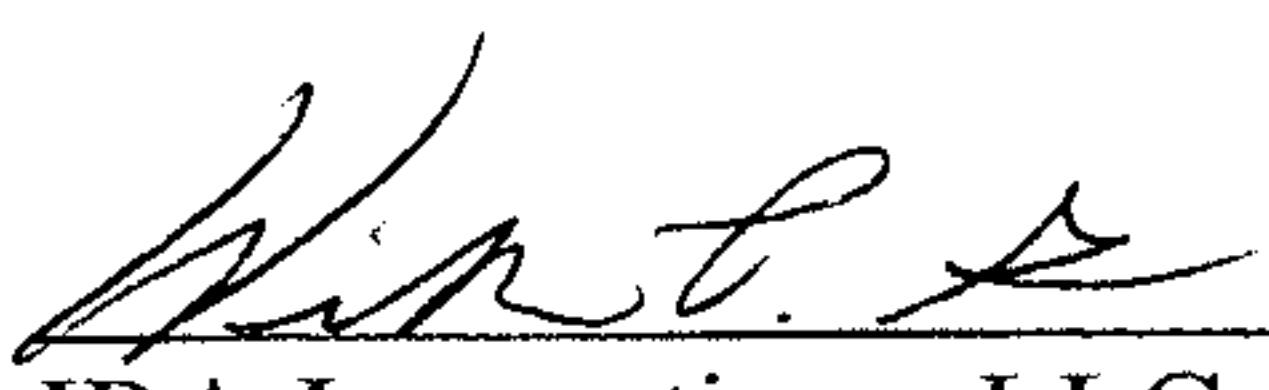
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire 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.

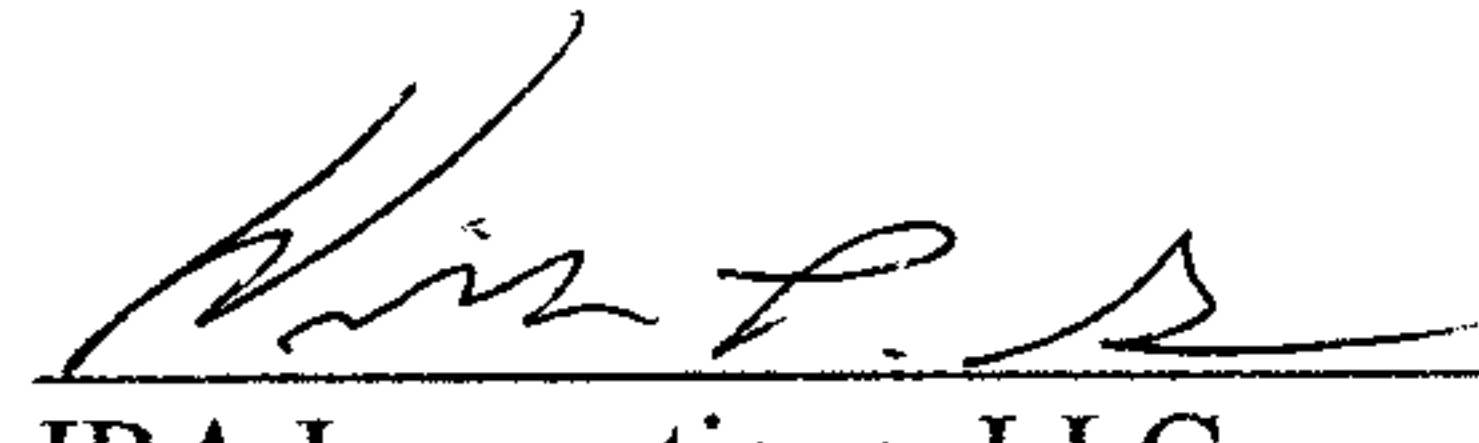
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **IRA Innovations, LLC, an Alabama limited liability**

company, for the benefit of David Jones IRA and Brett Winford IRA, by William P. Gulas, its Authorized Representative, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 21 day of November, 2014.



IRA Innovations, LLC
an Alabama limited liability company
for the benefit of David Jones IRA
By: William P. Gulas
Its: Authorized Agent



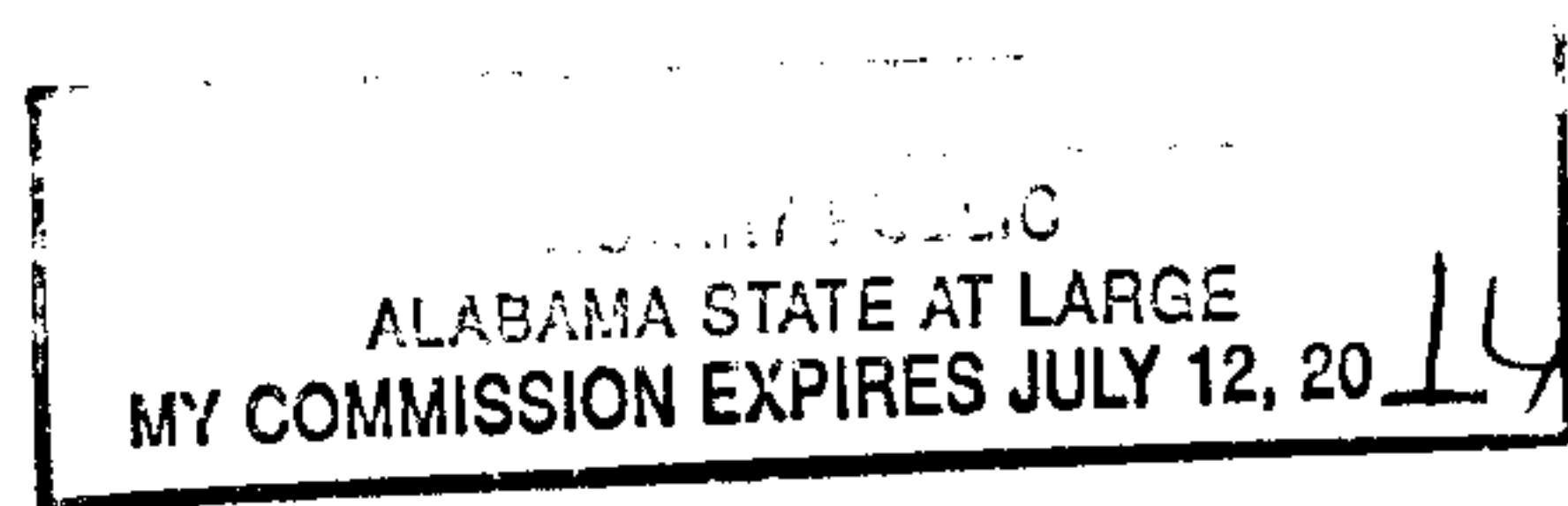
IRA Innovations, LLC
an Alabama limited liability company
for the benefit of Brett Winford IRA
By: William P. Gulas
Its: Authorized Agent

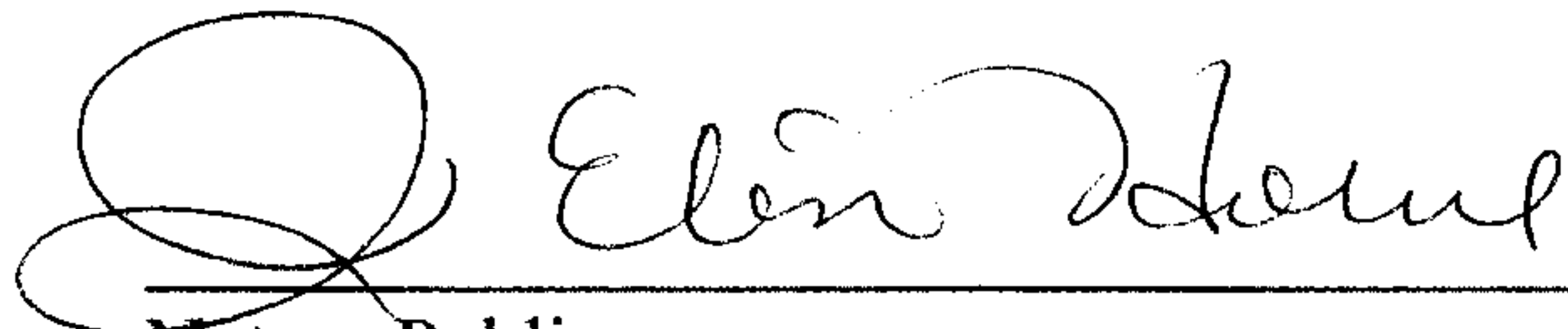
STATE OF ALABAMA

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, an Alabama limited liability company, for the benefit of David Jones IRA and IRA Innovations, LLC, an Alabama limited liability company, for the benefit of Brett Winford 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 this conveyance, he, as such representative and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 21 day of November, 2014.





Notary Public
My Commission Expires: _____

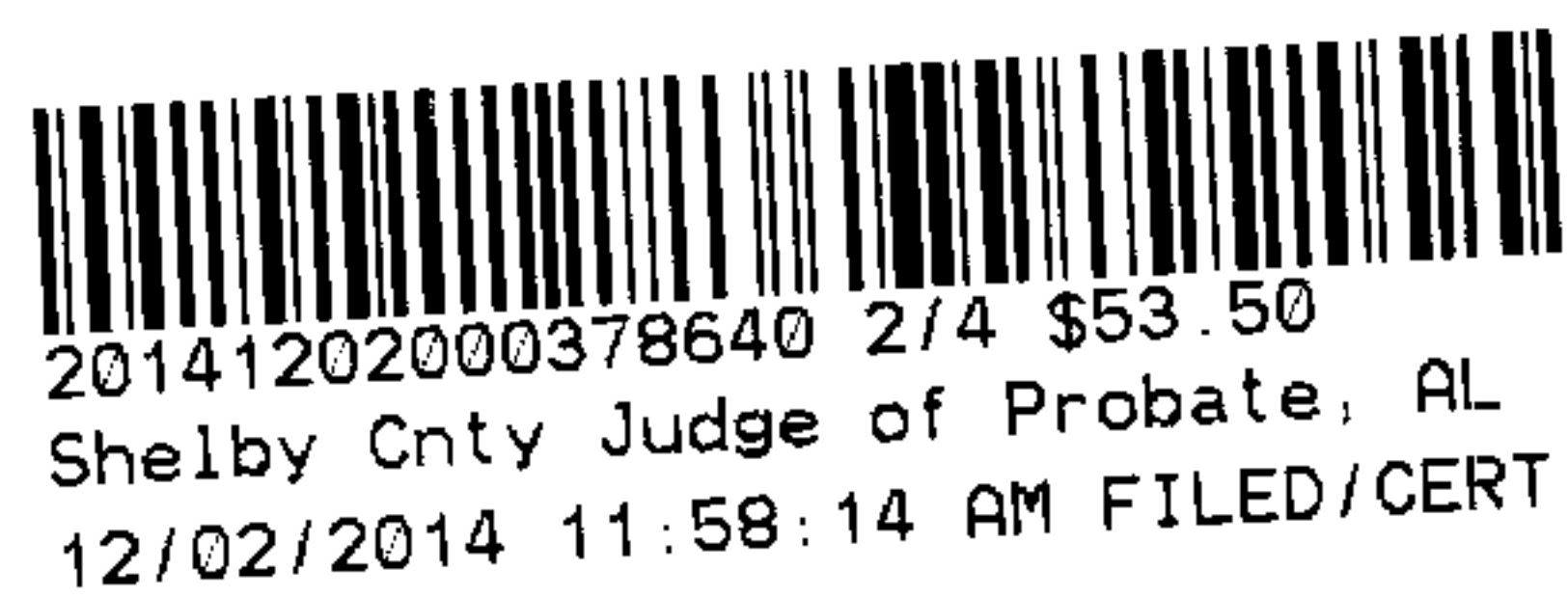


EXHIBIT "A"

A parcel of Land located in the NW ¼ of the NW ¼ of Section 26, township 20 South, Range 4 West, Shelby County, Alabama, said parcel also shown as future Lot 29 as shown on the Final Plat of Creekwater Phase Two B and recorded in Map Book 42, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at a rebar capped EDG the northernmost corner of Lot 28A as recorded in Map Book 44 Page 4 in the office of the Judge of Probate, Shelby County, Alabama, said point also being the westernmost point of Future Lot 29 as shown on the Final Plat of Creekwater Phase Two B and recorded in Map Book 42, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama; thence N 54°28'39" E a distance of 85.12 feet to a point of curve to the right, said curve having a radius of 25.00 feet and an interior angle of 85°37'38", the chord of which bears S 82°42'32" E for a distance of 33.98 feet; thence along said arc 37.36 feet to a point of reverse curve, said point lying on the western right of way of Shelby County Highway 93, said curve having a radius of 613.69 feet and an interior angle of 9°8'47", the chord of which bears S 44°28'06" E for a distance of 97.86 feet; thence along said arc and right of way 97.97 feet to a point of tangency; thence continuing along said right of way S 49°02'30" E a distance of 83.76 feet to a rebar capped EDG at point located on Lot 28A of said subdivision; thence S 54°45'40" W, leaving said right of way and along the common Lot line of Future Lot 29 and Lot 28A a distance of 142.74 feet to a rebar capped RCFA; thence continuing along Future Lot 29 and Lot 28A N 21°30'30" W a distance of 55.57 feet to a rebar capped EDG; thence continuing along Future Lot 29 and Lot 28A N 41°34'53" W a distance of 147.41 feet to the POINT OF BEGINNING.

The above described parcel contains ± 0.53 acres (22,986 sq. ft.)



20141202000378640 3/4 \$53.50
Shelby Cnty Judge of Probate, AL
12/02/2014 11:58:14 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, an Alabama limited liability	Grantee's Name	Charles Roman Harris
Mailing Address	company, for the benefit of David Jones IRA and Brett Winford IRA	Mailing Address	Ellan S. Harris 108 Paddinton Station Maylene, AL 35114
Property Address	.53 Acres, S26, T20S, R4W Helena, AL 35080	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 30,100.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 11/21/14

☒ Unattested Elise Hill (verified by)

Print William P. Gulas, Authorized Representative

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



2014120200378640 4/4 \$53.50
Shelby Cnty Judge of Probate, AL
12/02/2014 11:58:14 AM FILED/CERT

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW