


This instrument was prepared by:
Townes & Woods, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071

Send Tax Notice to:
IRA Innovations fbo James Larry Parker IRA
22 INVERNESS CENTER PARKWAY
SUITE 140, B'ham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY)


20140603000168650 1/3 \$79.50
Shelby Cnty Judge of Probate, AL
06/03/2014 10:35:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Four Hundred Fifty Dollars & NO/100 (\$57,450.00)--- Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

The Lucille M. Flanagan Living Trust (an undivided ½ interest) and The James Marvin McMillian, Jr. Living Trust (an undivided ½ interest)

herein referred to as grantors, do grant, bargain, sell and convey unto

IRA Innovations fbo James Larry Parker IRA

herein referred to as GRANTEES, the following described real estate, situated in Shelby County Alabama, to wit:

See Exhibit "A" Attached Hereto For Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not payable.

J.M. McMillian predeceased Edna L. McMillian; J.M. McMillian having died on March 19, 1978

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs or its successors and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns or successors and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 GRANTEES, his, her or their heirs and assigns or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27 day of May, 2014.


The Lucille M. Flanagan Living Trust

The James Marvin McMillian, Jr. Living Trust

Lucille M. Flanagan, Trustee
By: Lucille M. Flanagan, Trustee

James Marvin McMillian Jr.
By: James Marvin McMillian, Jr.

Shelby County, AL 06/03/2014
State of Alabama
Deed Tax \$57.50


20141208000384940 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/08/2014 12:44:06 PM FILED/CERT

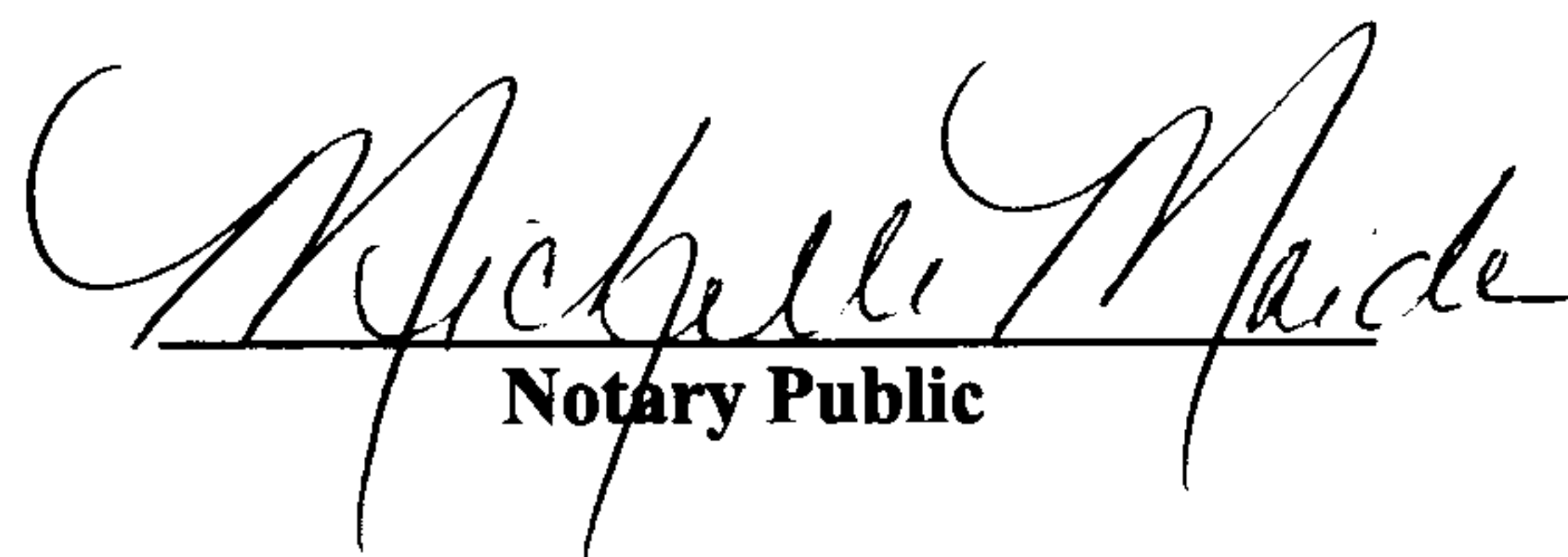
General Acknowledgement

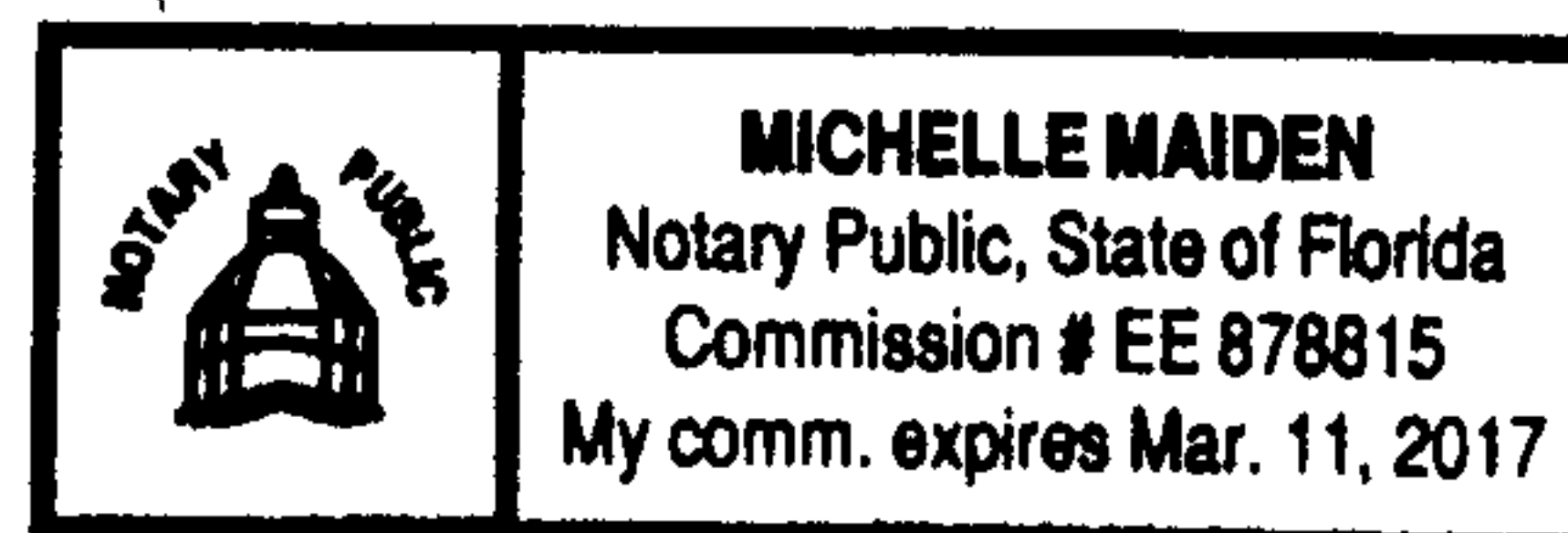
STATE OF FLORIDA)
Volusia COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lucille M. Flanagan, as Trustee of the Lucille M. Flanagan Living Trust** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May, 2014.

My Commissions Expires: 3/11/2017


Notary Public



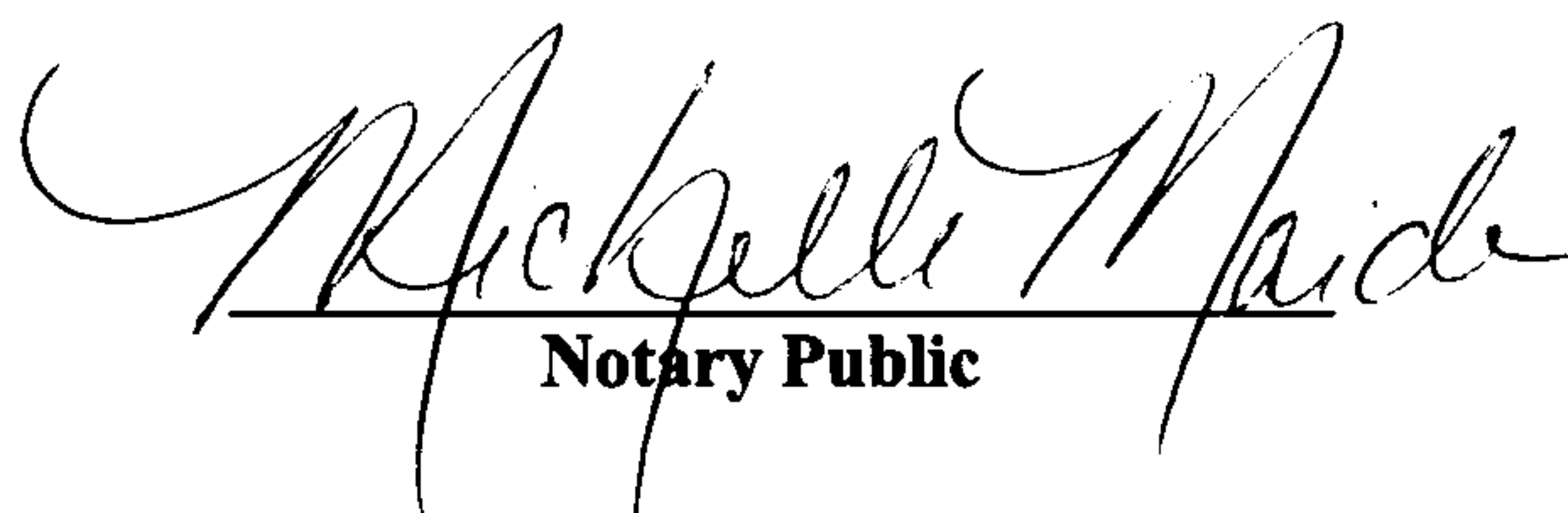
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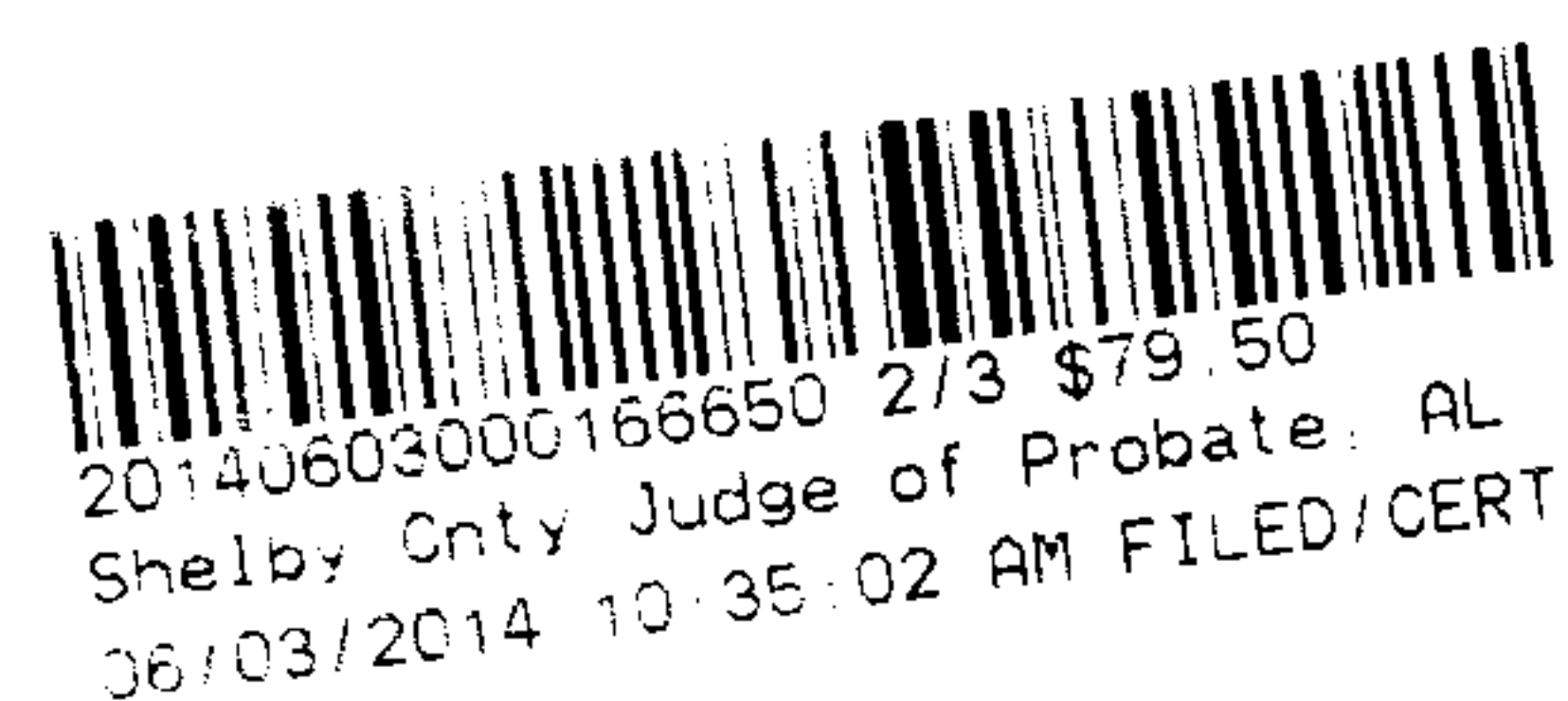
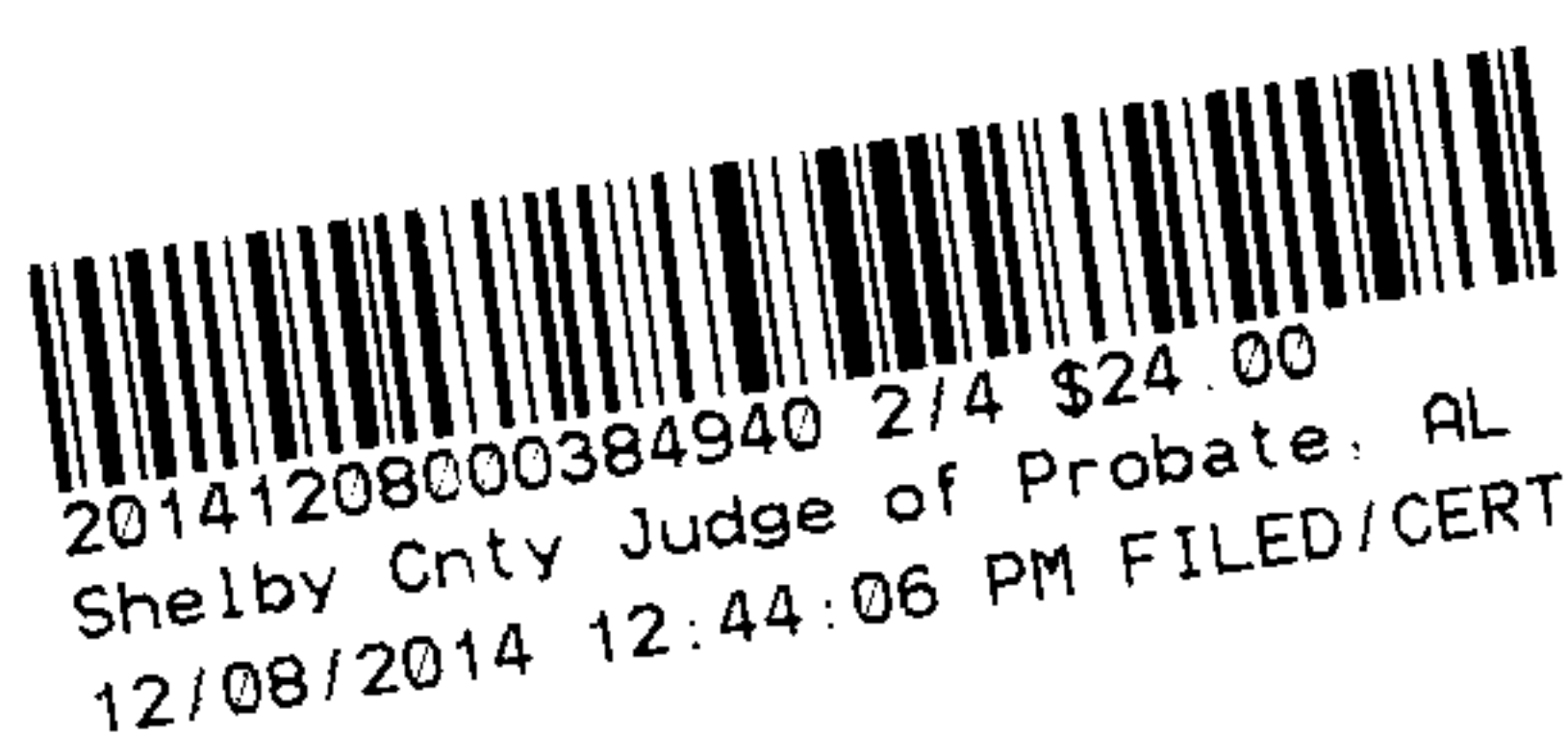
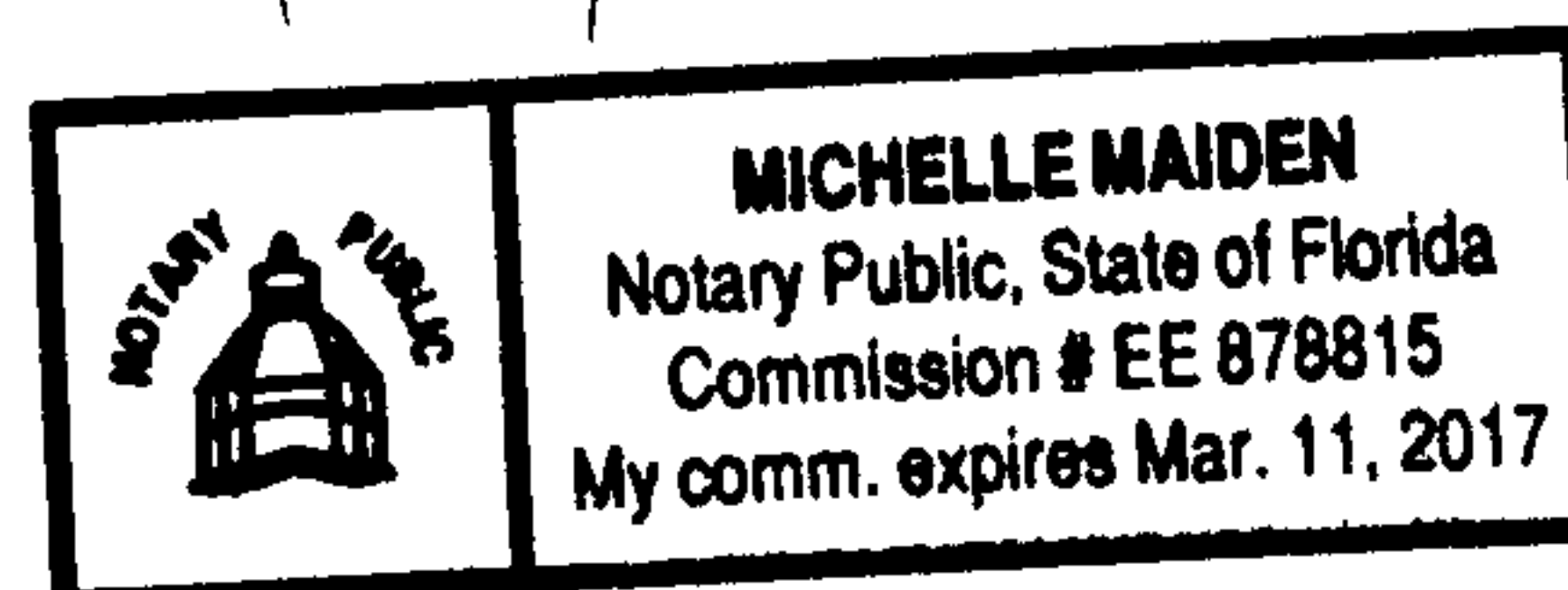
STATE OF FLORIDA)
Volusia COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Marvin McMillian, Jr. as Trustee of the James Marvin McMillian, Jr. Living Trust** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May, 2014.

My Commissions Expires: 3/11/2017


Notary Public



LEGAL DESCRIPTION

Commence at the SE Corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence S88°26'21"W, a distance of 854.98' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 554.13'; thence N00°04'14"E, a distance of 678.40'; thence N00°07'47"W, a distance of 23.12' to the south side of a 30' Ingress/Egress, Utility and Drainage Easement, as recorded in Map Book 23, Pages 65A & 65B; thence S82°20'35"E and along said easement, a distance of 21.34' to a curve to the left, having a radius of 115.00, a central angle of 23°24'26", and subtended by a chord which bears N85°57'17"E, and a chord distance of 46.66'; thence along the arc of said curve and said easement line, a distance of 46.98'; thence N74°15'08"E and along said easement line, a distance of 111.97' to a curve to the right, having a radius of 85.00, a central angle of 02°59'13", and subtended by a chord which bears N75°44'43"E, and a chord distance of 4.43'; thence along the arc of said curve and said easement line, a distance of 4.43'; thence N77°14'18"E and along said easement line, a distance of 297.20'; thence S08°46'45"W and leaving said easement line, a distance of 291.41' to a curve to the left, having a radius of 630.00, a central angle of 21°54'27", and subtended by a chord which bears S02°10'29"E, and a chord distance of 239.42'; thence along the arc of said curve, a distance of 240.88'; thence S13°07'42"E, a distance of 65.86' to a curve to the left, having a radius of 265.00, a central angle of 41°19'27", and subtended by a chord which bears S33°47'26"E, and a chord distance of 187.01'; thence along the arc of said curve, a distance of 191.13'; thence S00°04'14"W, a distance of 37.19' to the POINT OF BEGINNING.

File All Papers In Shelby County



20141208000384940 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/08/2014 12:44:06 PM 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 The Lucille Flanagan Living Trust Grantee's Name IRA Innovations for James Larry Parker
Mailing Address The James Marvin McMillian Trust Mailing Address 22 Inverness Center Parkway
6 Silver Fox Trail Suite 140
Ormand Beach, FL 32174 Birmingham, AL 35242

Property Address Valley Lake Road
Chelsea, AL 35051

Date of Sale 5/27/14
Total Purchase Price \$ 57,450.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20141208000384940 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/08/2014 12:44:06 PM FILED/CERT

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 _____

Print Larry T. Woods

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140603000166650 3/3 \$79.50
Shelby Cnty Judge of Probate, AL
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