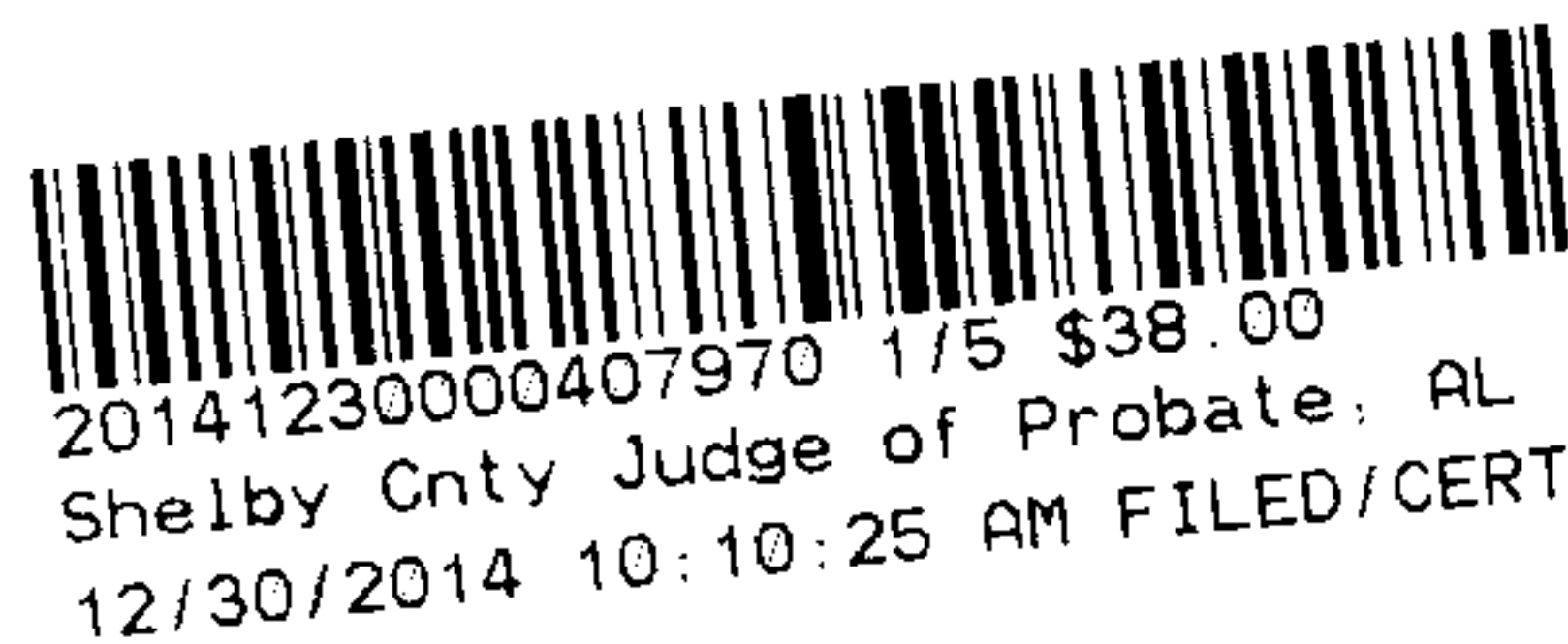


THIS INSTRUMENT PREPARED BY:

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



_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Thousand and no/100's Dollars (\$10,000.00)** and other good and valuable consideration to the undersigned:

IRA Innovations, LLC, an Alabama limited liability company fbo Robert Connor Farmer, Jr. IRA (owner of a one-third interest)

IRA Innovations, LLC, an Alabama limited liability company fbo Jerry Robert Adams, Sr., IRA (owner of a one-third interest)

IRA Innovations, LLC, an Alabama limited liability company fbo April Adams, IRA (owner of a one-sixth interest)

IRA Innovations, LLC, an Alabama limited liability company fbo Jerry Robert Adams, Jr., IRA (owner of a one-sixth interest)

(hereinafter referred to as grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey to

Builder Systems, LLC

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

Lot 21, according to the Survey of Eagle Point-First Sector-Phase 1, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Restrictions and covenants appearing of record in Real 329 , Page 434 and Real 350, Page 775.**
- 4. 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.**
- 5. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 14, Page 114, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.**
- 6. Right-of-way granted to Alabama Power Company recorded in Deed Book 111, Page 408.**
- 7. By-Laws of Eagle Point Homeowners Association recorded in Inst. No. 1996-33773.**

All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, Builder Systems, LLC, its successors and assigns.

And said grantors, its successors and assigns, covenant with said grantee, its successors and assigns, that they are 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors, by their Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 16th day of December, 2014.

ATTEST:

IRA Innovations, LLC
fbo Robert Connor Farmer, Jr., IRA



William Gulas
It's Authorized Representative

ATTEST:

IRA Innovations, LLC
fbo Jerry Robert Adams, Sr., IRA



William Gulas
It's Authorized Representative

ATTEST:

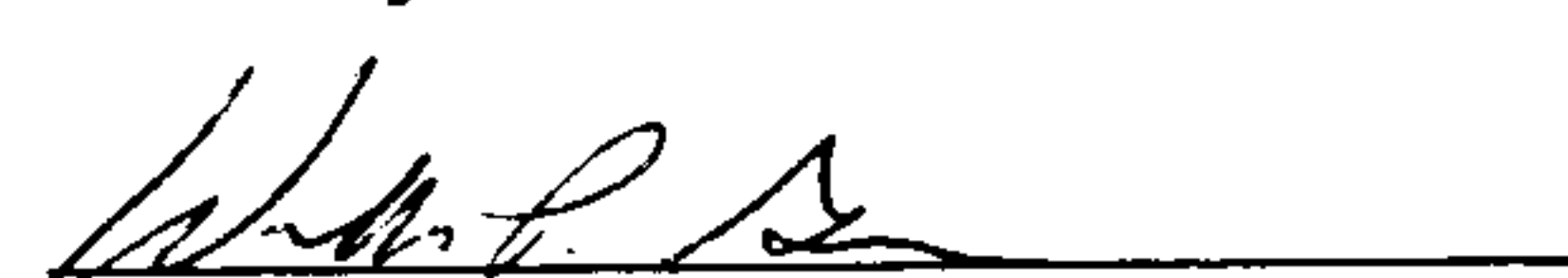
IRA Innovations, LLC
fbo April Adams, IRA




William Gulas
It's Authorized Representative

ATTEST:

IRA Innovations, LLC
fbo Jerry Robert Adams, Jr., IRA




William Gulas
It's Authorized Representative


20141230000407970 2/5 \$38.00
Shelby Cnty Judge of Probate, AL
12/30/2014 10:10:25 AM FILED/CERT

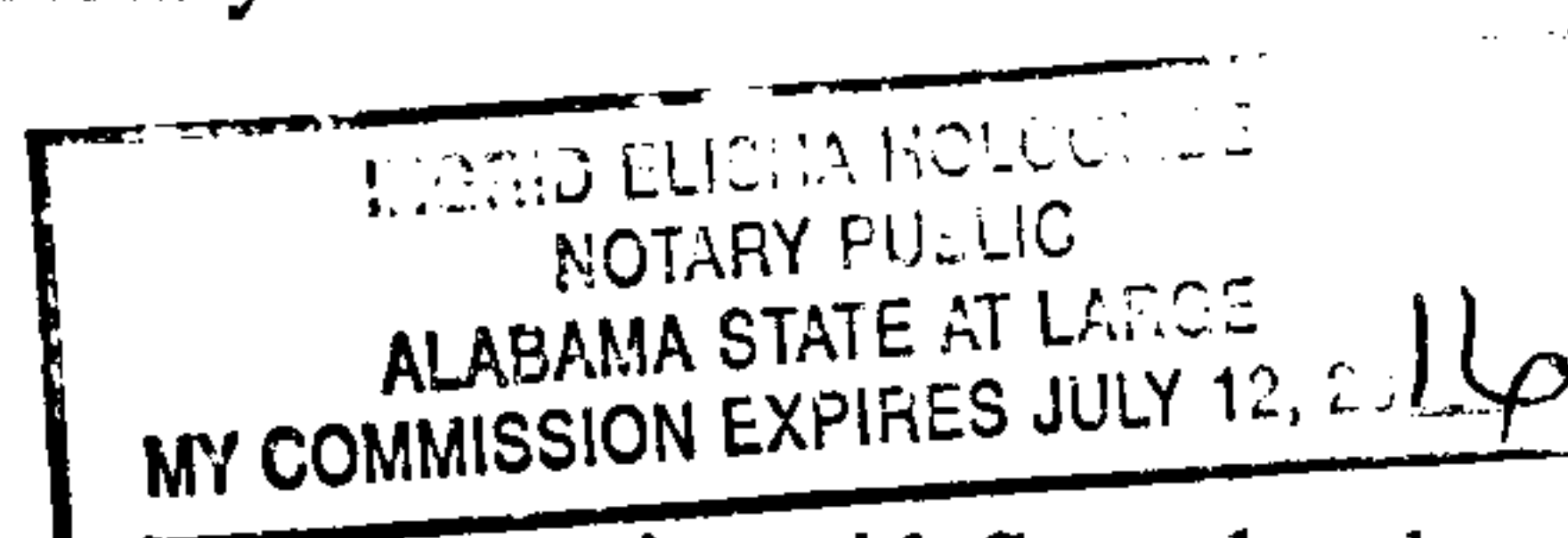
STATE OF ALABAMA
SHELBY COUNTY

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 Robert Connor Farmer, IRA, an Alabama limited liability company 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 16th day of December, 2014.

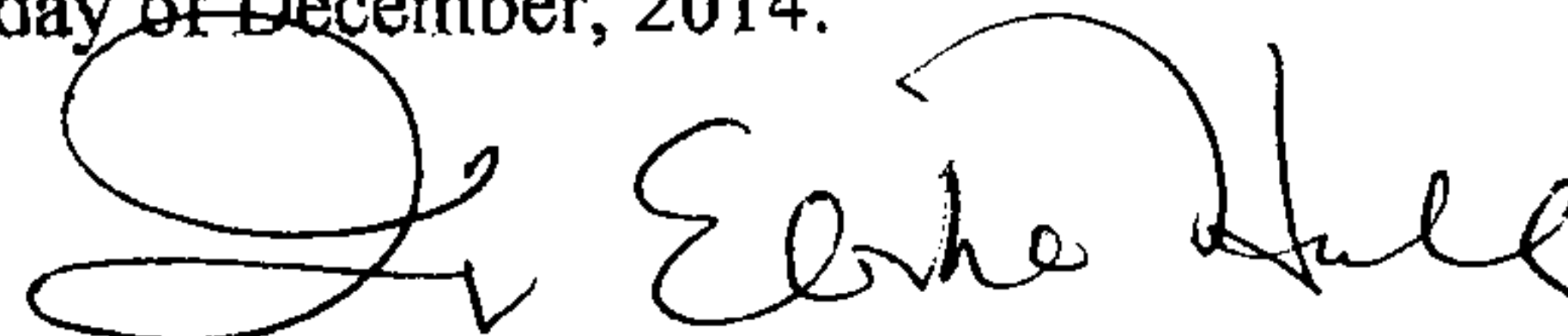

Notary Public

STATE OF ALABAMA
SHELBY COUNTY

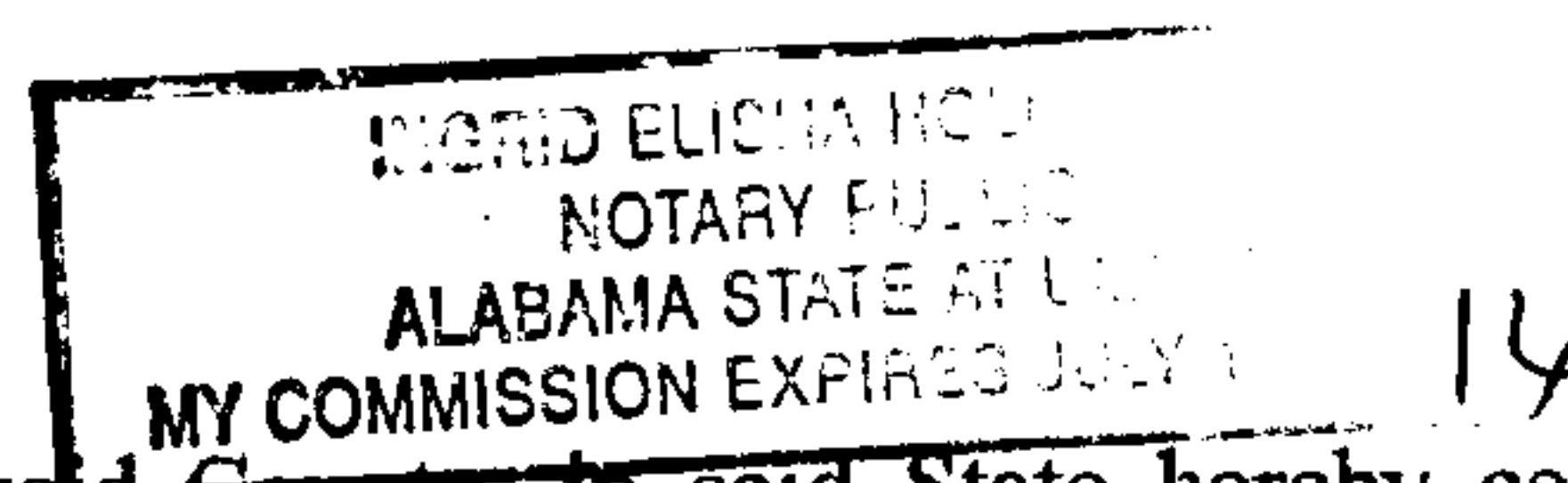


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Jerry Robert Adams, Sr., IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to 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 16th day of December, 2014.

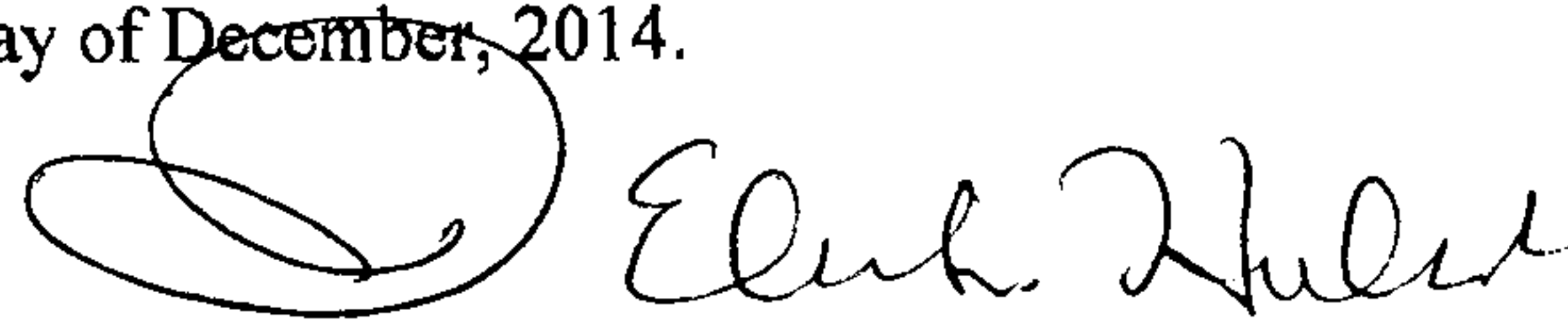

Notary Public

STATE OF ALABAMA
SHELBY COUNTY



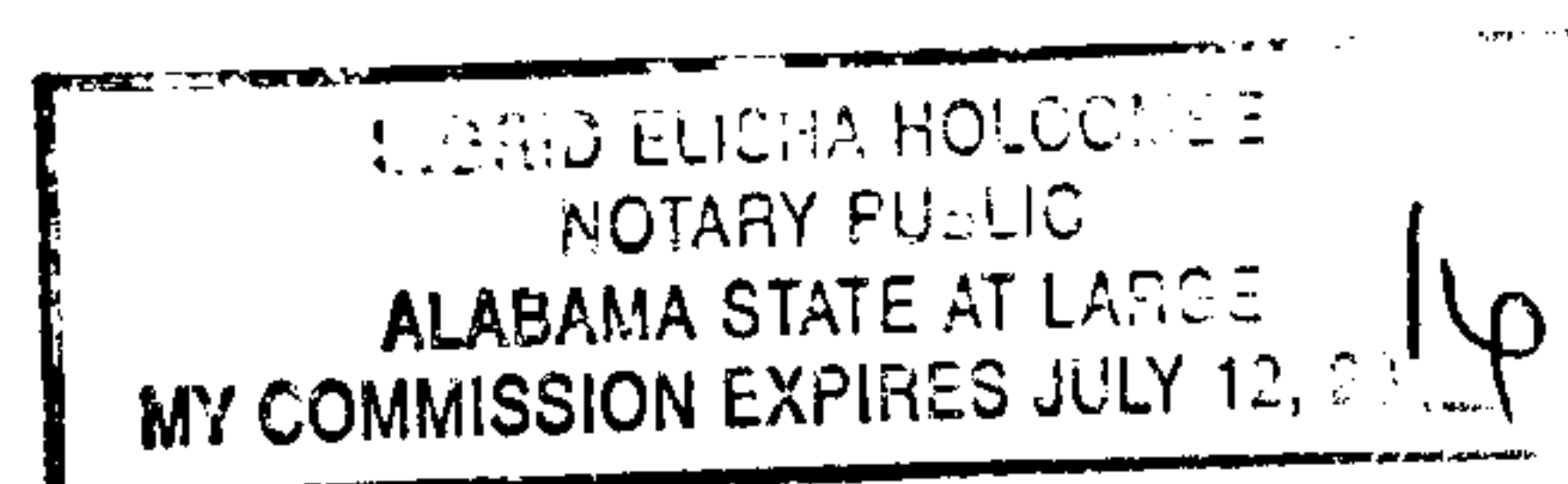
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo April Adams, IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged 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 16th day of December, 2014.


Notary Public



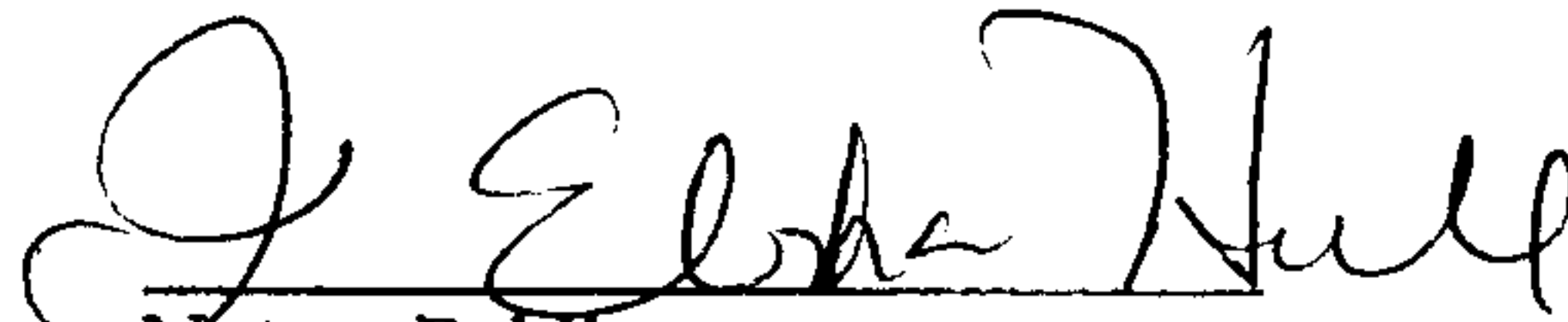
20141230000407970 3/5 \$38.00
Shelby Cnty Judge of Probate, AL
12/30/2014 10:10:25 AM FILED/CERT



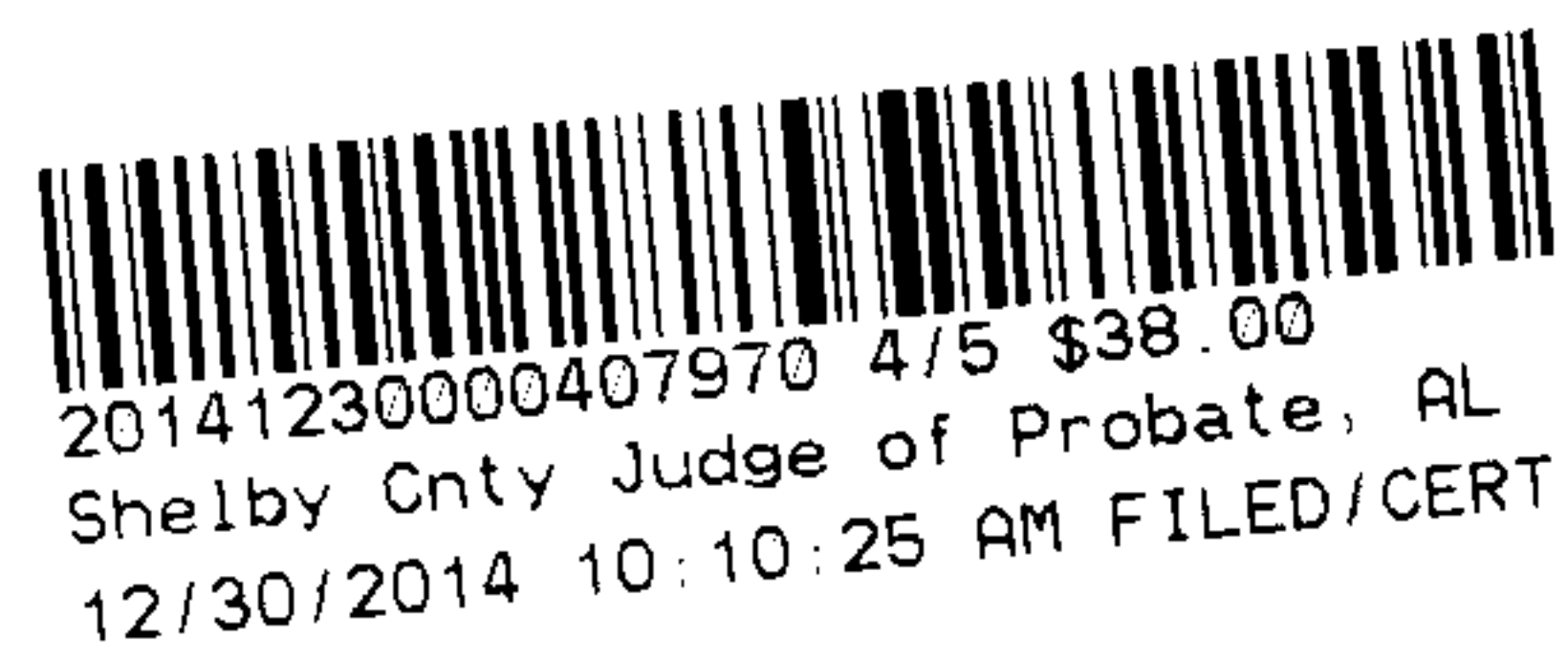
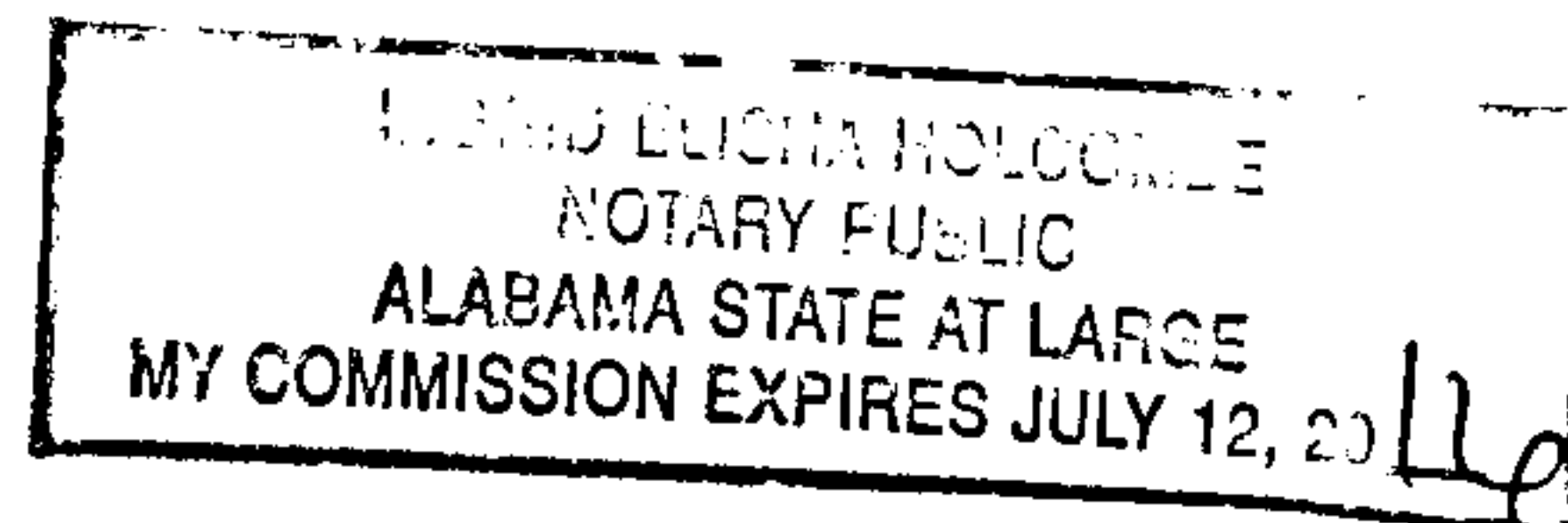
STATE OF ALABAMA
SHELBY COUNTY

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 Jerry Robert Adams, Jr., IRA, an Alabama limited liability company 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 16th day of December, 2014.


Notary Public

SEND TAX NOTICE TO:
Builders Systems, LLC
281 Normandy Drive
Chelsea, Alabama 35043



Shelby County: AL 12/30/2014
State of Alabama
Deed Tax: \$10.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: IRA Innovations, LLC fbo Robert Connor Farmer Jr IRA
IRA Innovations, LLC fbo Jerry Robert Adams Sr IRA
IRA Innovations, LLC fbo April Adams IRA
IRA Innovations, LLC fbo Jerry Robert Adams Jr IRA

Mailing Address : Post Office Box 360750
Birmingham, AL 35236

Grantees' Name: Builder Systems, LLC

Mailing Address: 281 Normandy Drive
Chelsea, AL 35043

Property Address: Lot 21, Eagle Point, First Sector, Phase 1
Map Book 14, Page 114, Shelby Co, AL

Date of Transfer: December 16, 2014

Total Purchase Price \$10,000.00

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: December 16, 2014

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1



20141230000407970 5/5 \$38.00
Shelby Cnty Judge of Probate, AL
12/30/2014 10:10:25 AM FILED/CERT