

THIS INSTRUMENT PREPARED BY:

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

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Seventy Eight Thousand and no/100's Dollars (\$378,000.00)** and other good and valuable consideration to the undersigned

IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA (a 13% undivided interest)

IRA Innovations, LLC fbo April Adams IRA (a 13% undivided interest) and

Jerry R. Adams, Jr. a married man (a 74% undivided interest)

(hereinafter referred to a 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

Safe Future Investments, LLC

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

Lots 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 225, 226, 227, 228, 229 and 230, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easements and building line 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, are not insured herein.**
- 4. Restrictions appearing of record in Inst. No. 2007-46920.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-18008.**

The above described property is not the homestead of Jerry R. Adams, Jr., a married man or his spouse.

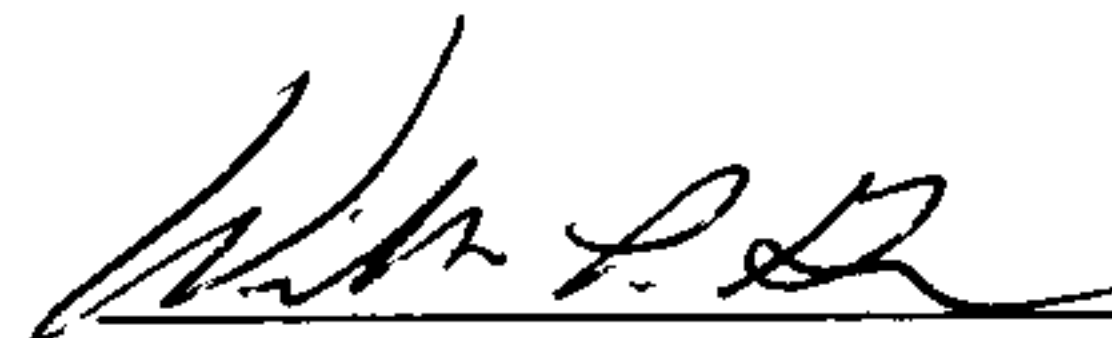
IN WITNESS WHEREOF, the said grantors, IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA and IRA Innovations, LLC fbo April Adams IRA by their Authorized Representative, who is

authorized to execute this conveyance has hereunto set its signature and seal this the 23rd day of December, 2014.

IN WITNESS WHEREOF, I, Jerry R. Adams, Jr. have hereunto set my hand and seal, this the 23rd day of December, 2014.

ATTEST:


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



William Gulas
It's Authorized Representative

ATTEST:

IRA Innovations, LLC fbo
April Adams IRA

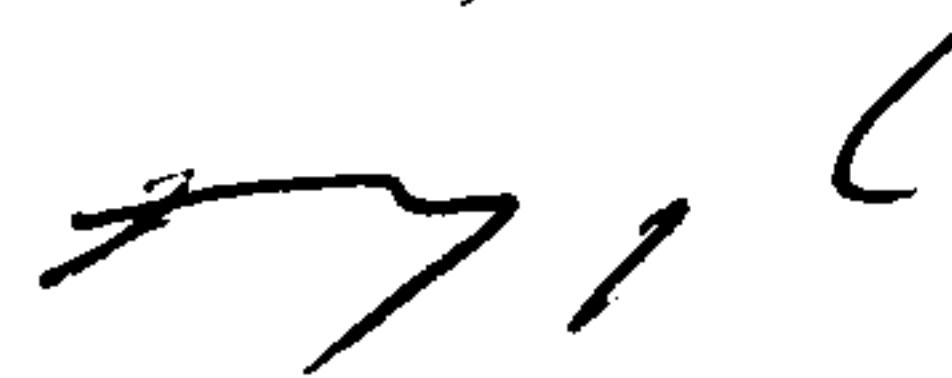
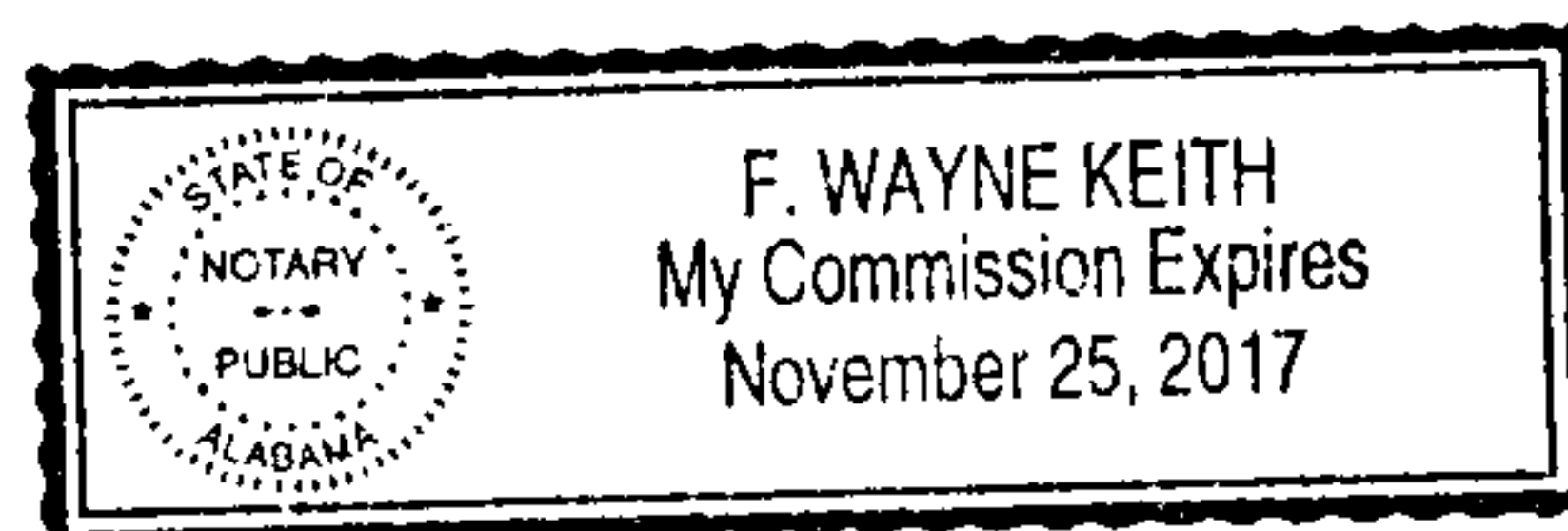


William Gulas
It's Authorized Representative


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 Jerry Roberts 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 23rd day of December, 2014.



Notary Public

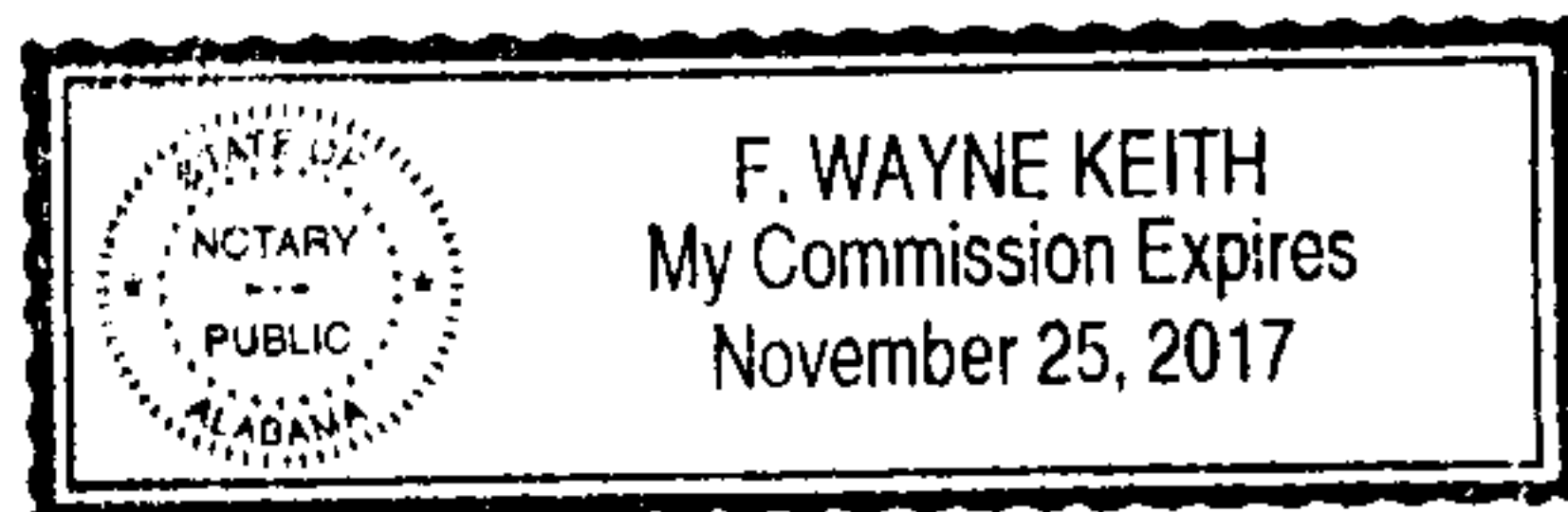


20141230000409080 2/4 \$401.00
Shelby Cnty Judge of Probate: AL
12/30/2014 03:33:02 PM FILED/CERT

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 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 23rd day of December, 2014.





Notary Public

WITNESS:

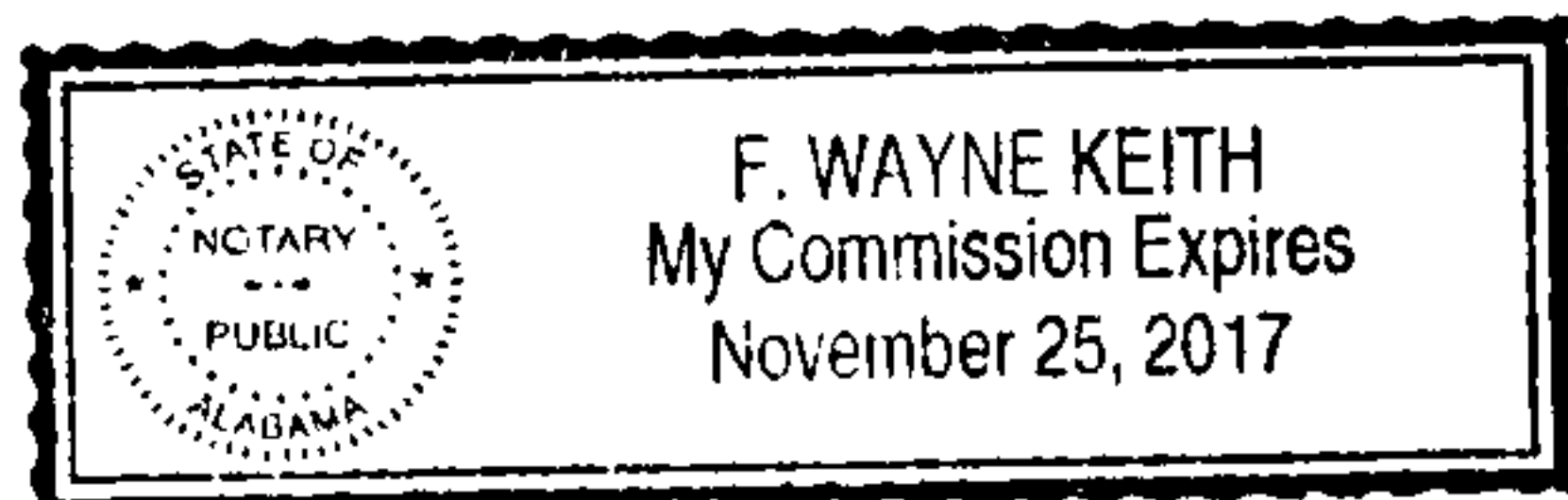


Jerry R. Adams, Jr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr., whose name 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 executed the same voluntarily and as his act on the day the same bears date.


Given under my hand and seal this the 23rd day of December, 2014.





Notary Public

SEND TAX NOTICE TO:
Safe Future Investments, LLC
2084 Valleydale Road
Birmingham, Alabama 35244


20141230000409080 3/4 \$401.00
Shelby Cnty Judge of Probate, AL
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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 Jerry Robert Adams Jr IRA
IRA Innovations LLC fbo April Adams IRA
Jerry R Adams Jr

Mailing Address : Post Office Box 360750
Birmingham, AL 35236

Grantees' Name: Safe Future Investments, LLC

Mailing Address: 2084 Valleydale Road
Birmingham, AL 35242

Property Address: 18 lots Survey of The Village at Polo Crossings, Sector 1
Map Book 39, Page 42 A, B & C, Shelby County, AL

Date of Transfer: December 23, 2014

Total Purchase Price \$378,000.00

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 23, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

20141230000409080 4/4 \$401.00
Shelby Cnty Judge of Probate, AL
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