



20141230000409090 1/4 \$401.00
Shelby Cnty Judge of Probate, AL
12/30/2014 03:33:03 PM FILED/CERT

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
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 Robert Connor Farmer, Jr. Traditional IRA (a 29% undivided interest)

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA (a 71% 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 grantees) their respective interests in the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323 and 324, 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:

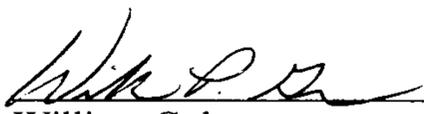
- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, 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.**

IN WITNESS WHEREOF, the said grantors, IRA Innovations, LLC fbo Robert Connor Farmer, Jr. Traditional IRA and IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP 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.

Shelby County: AL 12/30/2014
State of Alabama
Deed Tax: \$378.00

ATTEST:

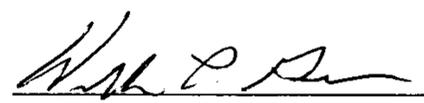
IRA Innovations, LLC fbo
Robert Connor Farmer, Jr.
Traditional IRA



William Gulas
It's Authorized Representative

ATTEST:

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

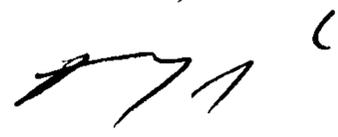


William Gulas
It's Authorized Representative

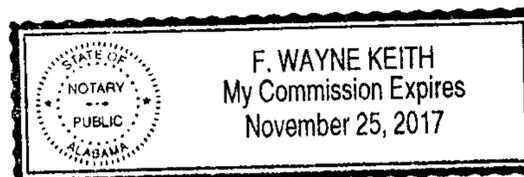
STATE OF ALABAMA
SHELBY COUNTY

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

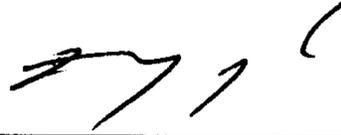


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STATE OF ALABAMA
SHELBY COUNTY

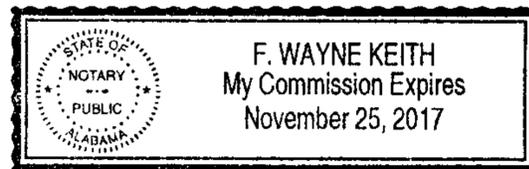
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA, an Alabama limited liability company is signed to the foregoing 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

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



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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 Robert Connor Farmer Jr Traditional IRA
IRA Innovations LLC fbo Robert Connor Farmer Jr SEP IRA

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

Sign _____
verified by closing agent
F. Wayne Keith Attorney

x

RT-1



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