

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20150116000017920 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/16/2015 04:02:15 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Nine Thousand, Nine Hundred and no/100's Dollars (\$29,900.00)** and other good and valuable consideration to the undersigned

Justin Myles Ireland and spouse, Adriane Culpepper Ireland

(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 unto

IRA Innovations, LLC fbo Brett Winford, IRA

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

Lot 80-A, according to the Resurvey of Lots 78, 79, 80, 81 and 82 High Hampton Sector I, as recorded in Map Book 38, Page 9, in the Probate Office of Shelby County, Alabama.

Subject to:

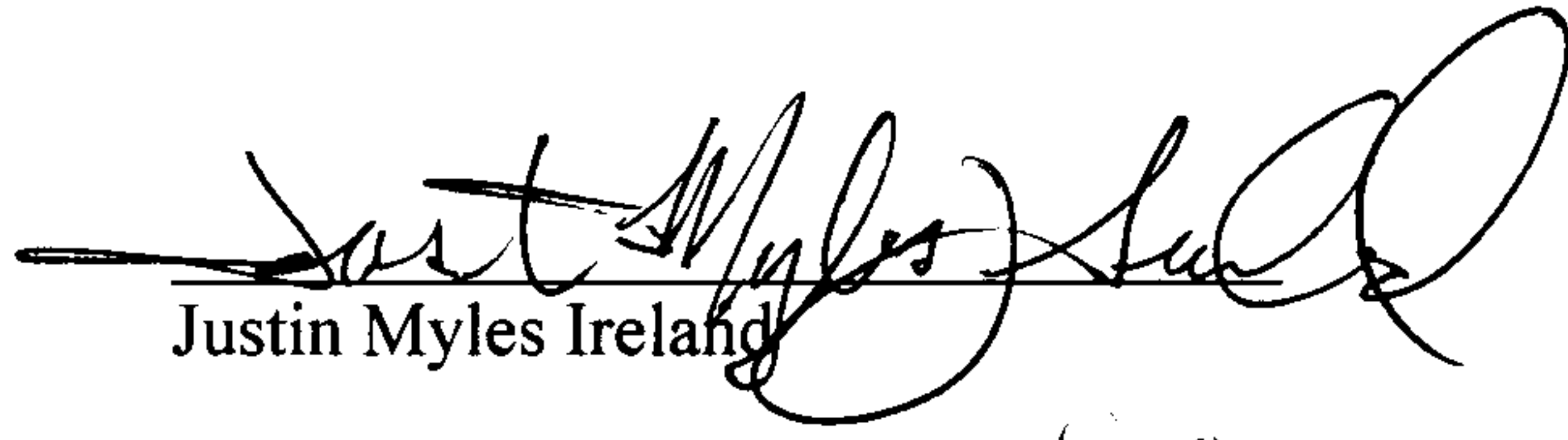
- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Agreement with Grant of Easement recorded in Inst. No. 1994-6147 and Inst. No. 1994-13983.**
- 5. Restrictions appearing of record in inst. No. 1995-2777; Inst. No. 1995-4501 and Inst. No. 2005-137450.**
- 6. Easement recorded in Inst. No. 2003-344.**
- 7. Agreement as to sanitary sewer system recorded in Inst. No. 2004-14993.**

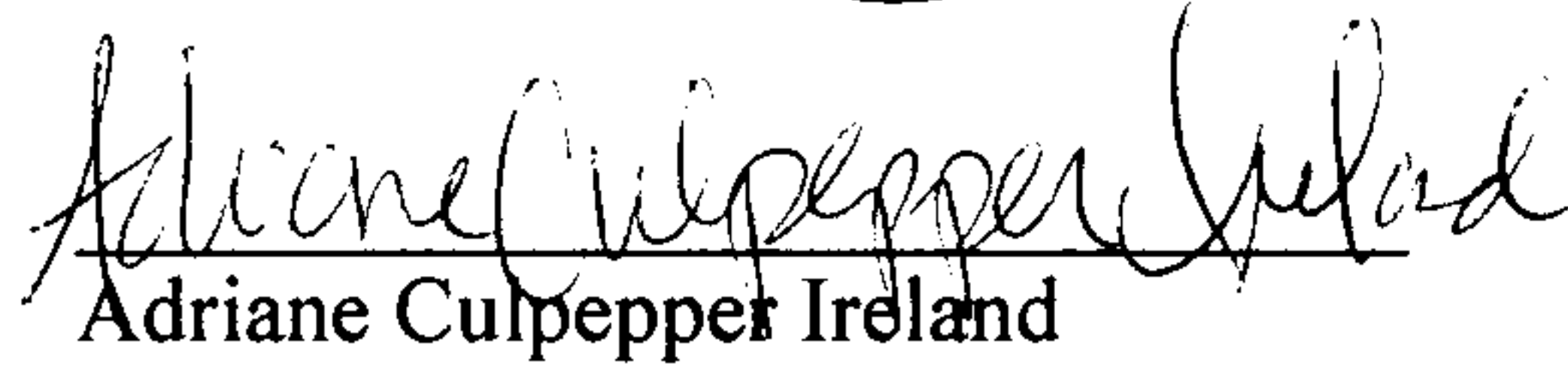
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantors do for themselves, their heirs, 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 they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals
this the 9th day of January, 2015.

Witness:

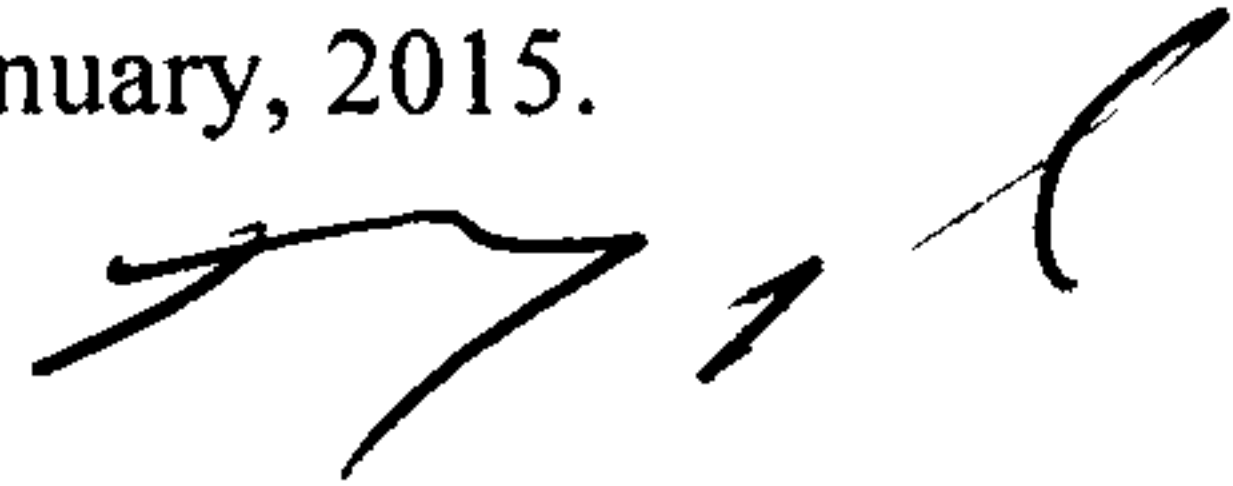

Justin Myles Ireland


Adriane Culpepper Ireland

STATE OF ALABAMA
SHELBY COUNTY

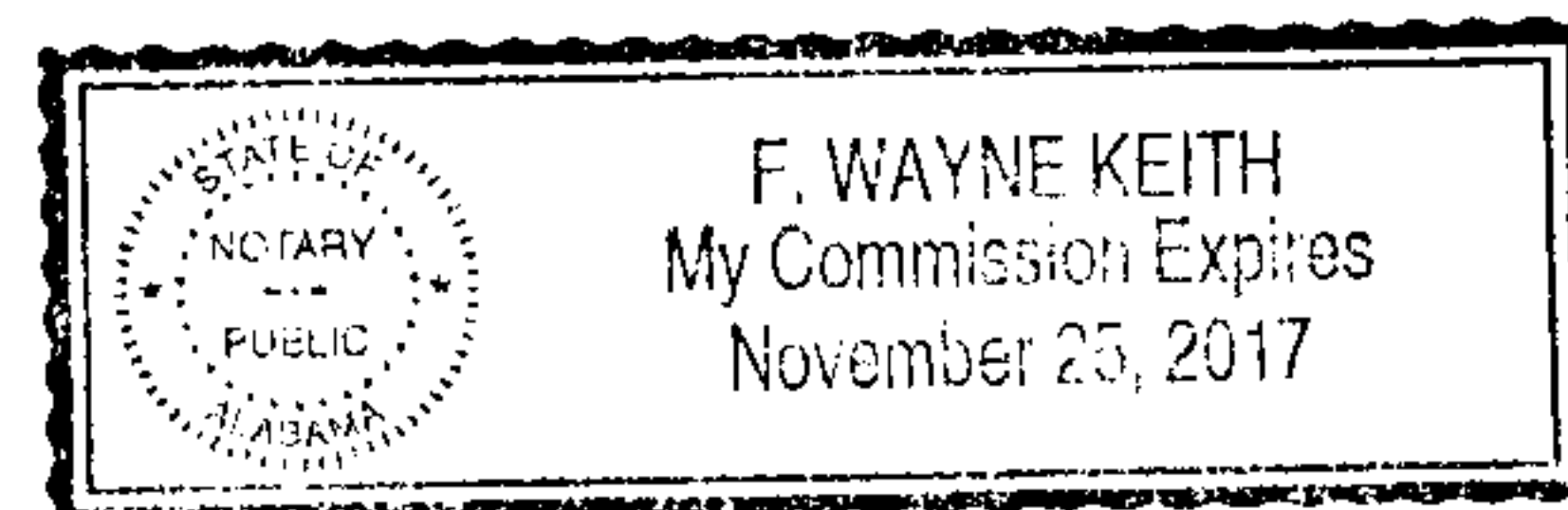
I, the undersigned, a Notary Public in and for said County, in said State hereby certify
that Justin Myles Ireland and Adriane Culpepper Ireland, whose names are signed to the
foregoing conveyance and who are known to me, acknowledged before me, that, being informed
of the contents of the conveyance they executed the same voluntarily for and as their act on the
day the same bears date.

Given under my hand and seal this the 9th day of January, 2015.



Notary Public

SEND TAX NOTICE TO:
IRA Innovations, LLC
fbo Brett Winford IRA
P.O. Box 360750
Birmingham, Alabama 35236




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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: Justin Myles Ireland
Adriane Culpepper Ireland

Mailing Address : 139 Victory Trail
Pelham, AL 35124

Grantees' Name: IRA Innovations LLC fbo Brett Winford IRA

Mailing Address: Post Office Box 360750
Birmingham, AL 35236

Property Address: Lots 80A ,Resurvey of Lots 78,79,80, 81 and 82 High Hampton
Sector 1, Map Book 38, Page 9, Shelby Co, AL

Date of Transfer: January 9, 2015

Total Purchase Price \$29,900.00

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: January 9, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

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