

This instrument was prepared by:  
Mary Stewart Nelson, Esq.  
400 Century Park South, #224  
Birmingham, Alabama 35226

Sent Tax Notices to:  
Wright Homes, Inc.  
PO Box 429  
McCalla, AL 35111

20150123000025110  
01/23/2015 01:16:31 PM  
DEEDS 1/3

State of Alabama  
County of Shelby

**GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I or we, IRA Innovations, LLC, FBO Brett Winford, IRA, an Alabama limited liability company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Wright Homes, Inc., an Alabama corporation (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Legal Description:** Lot 33, according to the Survey of Creekwater Phase Two B, as recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.

**Parcel ID: 12-7-26-2-002-035.000**

**Property Address: 231 Anna Creek Drive, Helena, AL 35080**

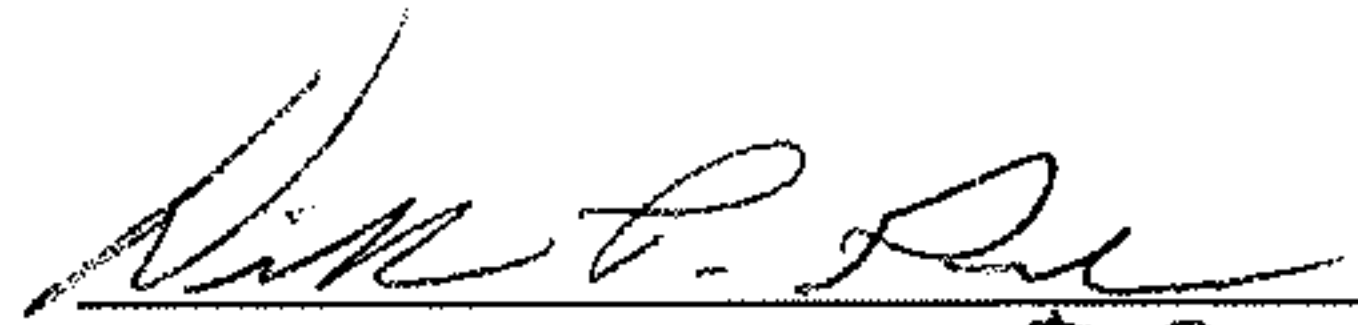
Subject to:

- (1) Taxes or assessments for the year 2015 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, building lines, restrictions, covenants, and rights of way of record.

Be it known that \$256,840.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of IRA Innovations, LLC, FBO Brett Winford, IRA, which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

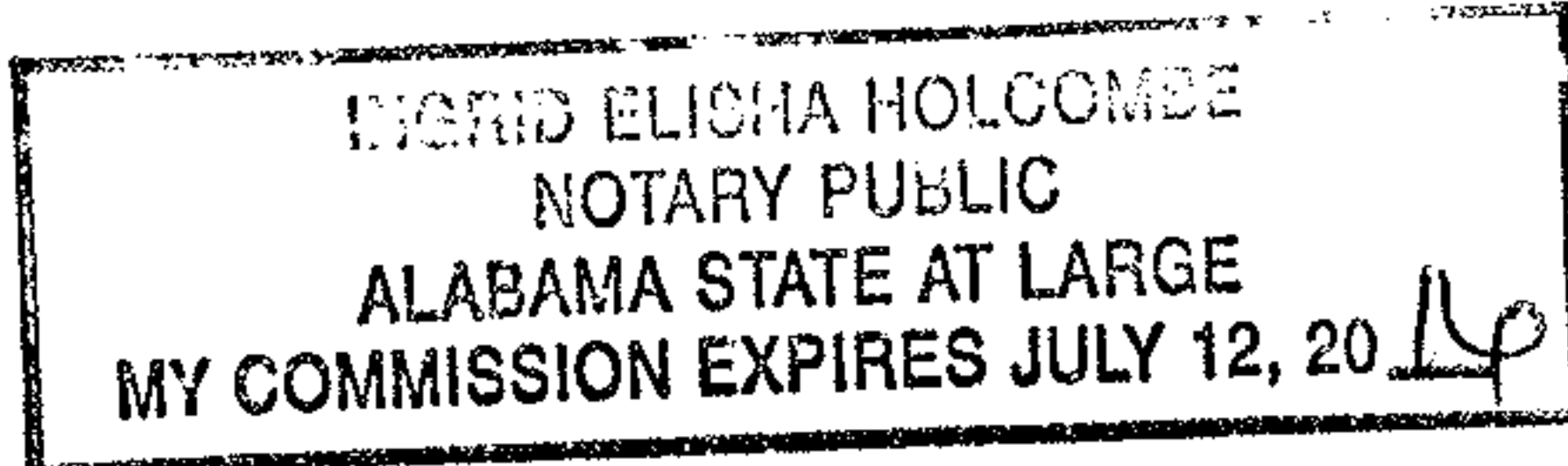
In Witness Whereof, I have hereunto set my hand and seal this the 16th day of January, 2015.

  
IRA Innovations, LLC FBO Brett Winford, IRA  
By: William P. Gules  
Title: Authorized Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Walter Giles, who serves as the Representative and is acting on behalf of IRA Innovations, LLC FBO Brett Winford, IRA is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 16th day of January, 2015.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

## Real Estate Sales Validation Form

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

Grantor's Name IRA Innovations LLC  
 Mailing Address PO BOX 360750  
Birmingham, AL  
35236

Grantee's Name Wright Homes, Inc.  
 Mailing Address PO BOX 429  
McCalla, AL 35111

Property Address 231 Anna Creek Drive  
Helena, AL  
35080

Date of Sale 1/16/15

Total Purchase Price \$ 34,000

or

Actual Value

\$

or

Assessor's Market Value \$

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 1/16/15

Print Jeremy Wright

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/23/2015 01:16:31 PM  
 \$21.00 JESSICA  
 20150123000025110