

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Shelby County, AL 01/28/2015  
State of Alabama  
Deed Tax: \$15.00

Send Tax Notice To:  
Kevin & Lauren Humphrey  
127 Piney Woods Dr.  
Helena, AL 35080

WARRANTY DEED  
Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY SIX THOUSAND and 00/100 Dollars (\$296,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **IRA Innovations, LLC. fbo David Jones, IRA** (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Kevin M. Humphrey and Lauren F. Humphrey, husband and wife**, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:


Lot 526, according to the Final Plat Riverwoods, 5<sup>th</sup> Sector, Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama.


Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Restrictions and covenants appearing of record in Inst. No. 2002-7338; Inst. No. 1996-2205; Inst. No. 2004-37; Inst. No. 2005-38339 and Inst. No. 2007-43516.

\$281,200.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Authorized Representative who is authorized to execute this conveyance has hereunto set its signature and seal this 16<sup>th</sup> day of January, 2015.

  
20150128000028690 1/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
01/28/2015 10:34:57 AM FILED/CERT

IRA Innovations, LLC.  
fbo David Jones, IRA  
  
By: Elisha Holcombe  
Its: Authorized Representative

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, whose name as Authorized Representative of IRA Innovations, LLC fbo David Jones, 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, she, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said IRA Innovations, LLC fbo David Jones, IRA on the day the same bears date.

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

  
NOTARY PUBLIC

My Commission Expires 8-25-15



# 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  
Mailing Address PO Box 360750  
Birmingham, AL 35236

Grantee's Name Kevin + Lauren Humphrey  
Mailing Address 156 Penhale Park Road  
Helena, AL 35080

Property Address 127 Piney Woods Drive  
Helena, AL 35080

Date of Sale 1/16/15  
Total Purchase Price \$ 296,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20150128000028690 2/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
01/28/2015 10:34:57 AM FILED/CERT

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 Gregory D Harrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1