

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
IRA Innovations, LLC Fbo Brett Winford
IRA

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty Thousand and 00/100 (\$120,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Executive Homes/Jim Scott Builder, Inc., an Alabama Corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **IRA Innovations, LLC fbo Brett Winford IRA** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 218, according to the Final Plat of Riverwoods, Second Sector, First Addition, as recorded in Map Book 30, Page 127, in the Probate Office of Shelby County, Alabama.

Lot 616, according to the Final Plat of Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County, Alabama.

Lot 643, according to the Final Plat of Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County, Alabama.

Subject To:

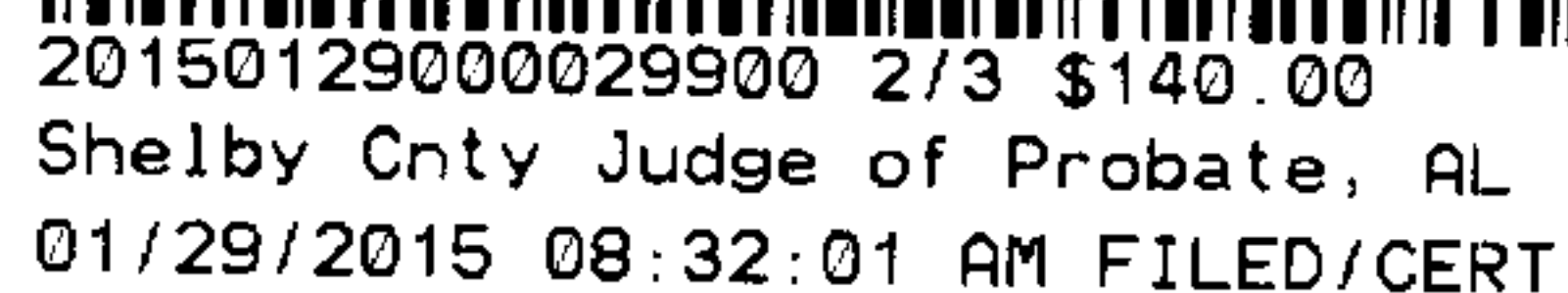
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015.
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

20150129000029900 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
01/29/2015 08:32:01 AM FILED/CERT

Shelby County, AL 01/29/2015
State of Alabama
Deed Tax: \$120.00



Real Estate Sales Validation Form

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

Grantor's Name Executive Homes/Jim Scott Builder, Inc.

Mailing Address P.O. Box 101805
Birmingham, AL 35210

Property Address 101 River Ridge Drive, 123 River Valley Road or 200 River Valley Circle, and 194 River Valley Road, Helena, AL 35080

Grantee's Name IRA Innovations, LLC fbo Brett Winford IRA

Mailing Address 422 Oxford Way
Pelham, AL 35124

Date of Sale January 28, 2015

Total Purchase Price \$ 120,000.00

Actual Value \$

or

Assessor's Market Value \$

20150129000029900 3/3 \$140.00
Shelby Cnty Judge of Probate, AL
01/29/2015 08:32:01 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/ Assessor's Appraised Value

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 _____

Executive Homes/Jim Scott Builder, Inc.
Print by James W. Scott, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one