

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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Thousand and no/100's Dollars (\$140,000.00)** and other good and valuable consideration to the undersigned,

IRA Innovations, LLC fbo Brett Winford IRA, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Homes For Our Troops, Inc.

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

Lot 6, according to the Survey of Shelby Springs Farms Lakeland, Sector 2, as recorded in Map Book 24, Page 144 A, B, & C, 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. Restrictions appearing of record in Inst No. 1998-50314, Inst No. 1999-4858, and Inst No .2003-38386 and Inst. No. 2012-13160.**
- 4. Right-of-way granted to Alabama Power Company recorded In Inst No. 1999-22198.**
- 5. 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.**
- 6. Less and except any part of subject property lying within lake.**
- 7. Riparian rights associated with the Lake under applicable State and/or Federal law.**

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

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

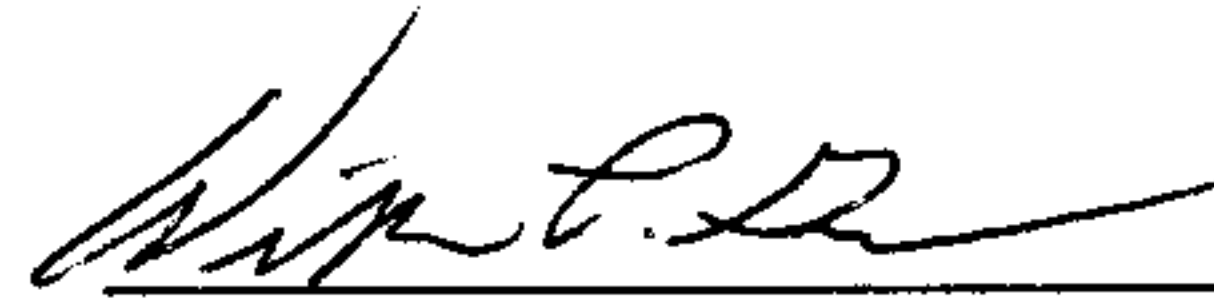
Shelby County, AL 03/16/2015
State of Alabama
Deed Tax: \$140.00


20150316000080180 1/3 \$160.00
Shelby Cnty Judge of Probate, AL
03/16/2015 09:54:51 AM FILED/CERT

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 the 13th day of March, 2015.

ATTEST:

IRA Innovations, LLC fbo Brett Winford
IRA, an Alabama limited liability company




William Gulas
Its Authorized Representative


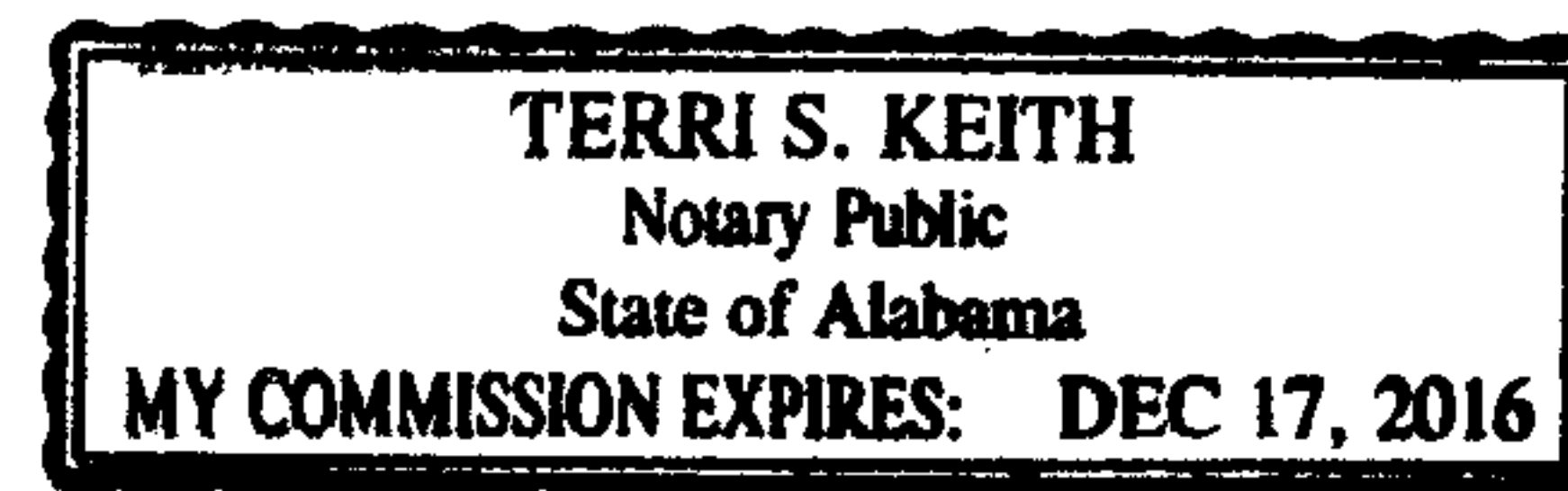
STATE OF ALABAMA
SHELBY COUNTY

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 Brett Winford IRA 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 of IRA Innovations, LLC fbo Brett Winford IRA, executed the same voluntarily and as the act of IRA Innovations, LLC fbo Brett Winford IRA on the day the same bears date.

Given under my hand and seal this the 13th day of March, 2015.


Notary Public

SEND TAX NOTICE TO:
Homes For Our Troops, Inc.
6 Main Street
Taunton, MA 02780


20150316000080180 2/3 \$160.00
Shelby Cnty Judge of Probate, AL
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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 Brett Winford IRA

Mailing Address : Post Office Box 360750
Birmingham, AL 35236

Grantee's Name: Homes For Our Troops, Inc

Mailing Address: 6 Main Street
Taunton, MA 02780

Property Address: Lot 6 Shelby Springs Farms Lakeland, Sector 2
MB 24, Pg 144 A, B & C, Shelby County, Alabama

Date of Transfer: March 13, 2015

Total Purchase Price \$140,000.00

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: March 13, 2015

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

20150316000080180 3/3 \$160.00
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