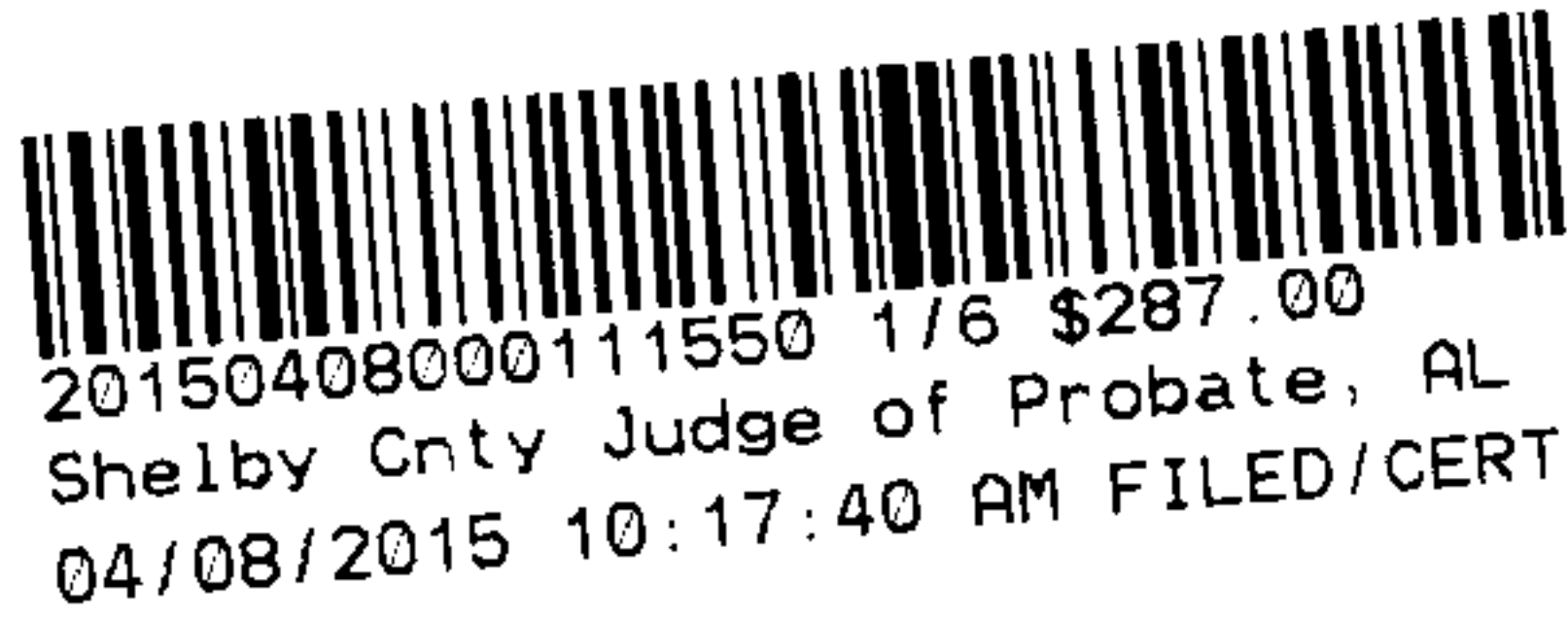


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



Shelby County, AL 04/08/2015
State of Alabama
Deed Tax: \$250.00

_____[Space Above This Line For Recording Data]____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Fifty Thousand and no/100's Dollars (\$250,000.00)** to the undersigned grantors,

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA (a 50% undivided interest owner)

IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA (a 25% undivided interest owner)

IRA Innovations, LLC fbo April Adams IRA (a 25% undivided interest owner)

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the grantees,

Dean S. Triantos and Gwendolyn D. Triantos

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Lot 3, according to the Survey of Lakeview Commercial Parc, as recorded in Map Book 35, Page 149, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

TRACT NO. TS 04A ROW 1:

Commencing at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 88°38'00" E a distance of 610.29 feet, run thence S 01°22'00" W a distance of 335.56 feet, to a point at a station of 100+80.69 offset to the left 50.00 feet from the proposed centerline of Valleydale Road also being the Point of Beginning; run thence N 61°49'19" E a distance of 49.77 feet, more or less, at a station of 101+30.46 offset to the left 50.00 feet from said centerline; run thence along an arc 16.11 feet, more or less, to the left, having a radius of 20.00 feet, the chord of which is S 83°26'43" E a distance of 15.68 feet, more or less, at a station of 101+43.35 offset to the left 41.07 feet from said centerline; run thence along an arc 39.59 feet, more or less, having a radius of 2814.04 feet, the chord of which is S 61°22'31" W a distance of 39.59 feet, more or less, at a station of 101+03.76 offset to the left 40.76 feet from said centerline; run thence S 61°21'13" W a distance of 33.48 feet, more or less, at a station of 100+70.28 offset to the left 40.48

feet from said centerline; run thence along an arc 14.68 feet, more or less, having a radius of 15.00 feet, the chord of which is N 19°23'28" W a distance of 14.10 feet, more or less, to the Point of Beginning; Containing 0.012 acres, more or less.

TRACT NO. TS 04C ROW 1:

Commencing at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 88°38'00" E a distance of 612.30 feet, run thence S 01°22'00" W a distance of 334.42 feet, to a point at a station of 100+83.00 offset to the left of 50.00 feet from the proposed centerline of Valleydale Road also being the Point of Beginning; run thence N 55°56'44" E a distance of 45.54 feet, more or less, at a station of 101+28.31 offset to the left 54.66 feet from said centerline; run thence along an arc 5.15 feet, more or less, to the left, having a radius of 20.00 feet, the chord of which is S 52°59'23" E a distance of 5.14 feet, more or less, at a station of 101+30.46 offset to the left 50.00 feet from said centerline; run thence S 61°49'19" W a distance of 47.46 feet, more or less, to the Point of Beginning. Containing 0.002 acres, more or less.

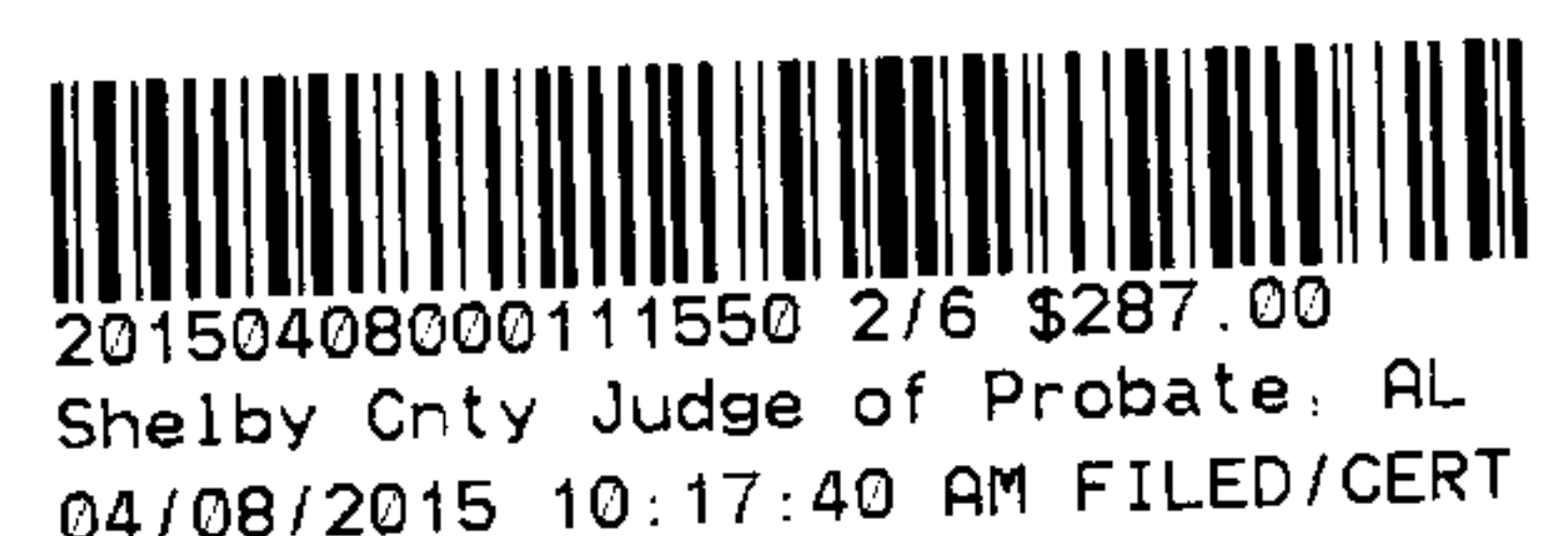
Parcel II

A part of the Northwest diagonal half of the Northwest ¼ of the Northwest ¼ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Northwest corner of the Northwest ¼ of the Northwest ¼; thence South along the West line thereof, a distance of 832.67 feet to the point of beginning; said point being the Southwest corner of Lot 34, Block 1, Gross' Addition to Altadena South, Second Phase of First Sector as recorded in Map Book 6, Page 17 in the Office of the Judge of Probate of Shelby County, Alabama; thence continue south along said west line a distance of 503.56 feet to the Southwest corner of said ¼-¼ section; thence 134 degrees 32 minutes 29 seconds left in a Northeasterly direction along the Southeast line of the Northwest diagonal ¼ of said ¼-¼ section a distance of 608.83 feet; thence 125 degrees 27 minutes 31 seconds left in a Northwesterly direction along the Southwesterly line of Lots 32, 33 and 34, Block 1 of aforementioned subdivision, a distance of 440.63 feet to the point of beginning.

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. Easement of undetermined size on South and West side of Lot. (Parcel I)
4. Restrictions appearing of record in Inst. No. No 2006-30040. (Parcel I)
5. Less and except any part of subject property lying within Lake. (Parcel I)
6. Riparian rights associated with the Lake under applicable State and/or Federal law. (Parcel I)
7. Right of way granted to South Central Bell Telephone and Telegraph Company recorded in Deed Book 327, Page 451. (Parcel I)
8. Easement as recorded in Deed Book 330, Page 491. (Parcel I)
9. Line Permit granted to Alabama Power Company recorded in Deed Book 179, Page 332. (Parcel I)
10. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2006-31510. (Parcel I)
11. 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, are not insured herein.
12. Exception made for rights of ingress and egress. (Parcel II)



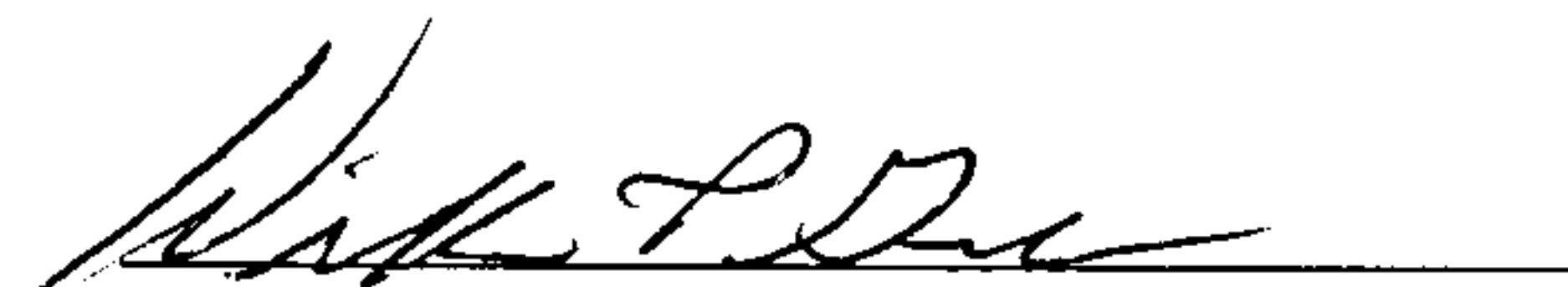
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantors and their successors and assigns covenant with the said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that grantors have a good right to sell and convey the same as aforesaid; that grantors and their 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 grantors, IRA Innovations, LLC fbo Robert Connor Farmer, Jr., IRA, IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA and IRA Innovations, LLC fbo April Adams IRA by their Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 30th day of March, 2015.


ATTEST:

IRA Innovations, LLC fbo
Robert Connor Farmer, Jr., IRA


William Gulas
It's Authorized Representative


ATTEST:


IRA Innovations, LLC fbo
Jerry Robert Adams, Jr., IRA


William Gulas
It's Authorized Representative

ATTEST:

IRA Innovations, LLC fbo
April Adams IRA

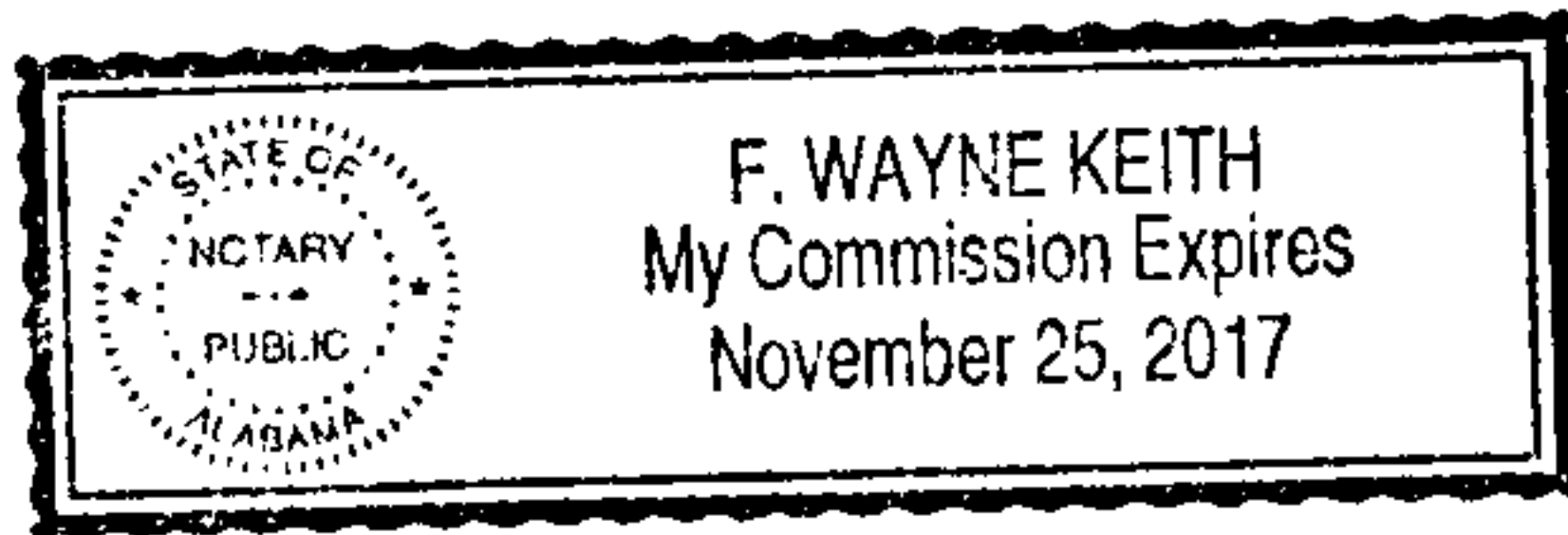

William Gulas
It's Authorized Representative


20150408000111550 3/6 \$287.00
Shelby Cnty Judge of Probate, AL
04/08/2015 10:17:40 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

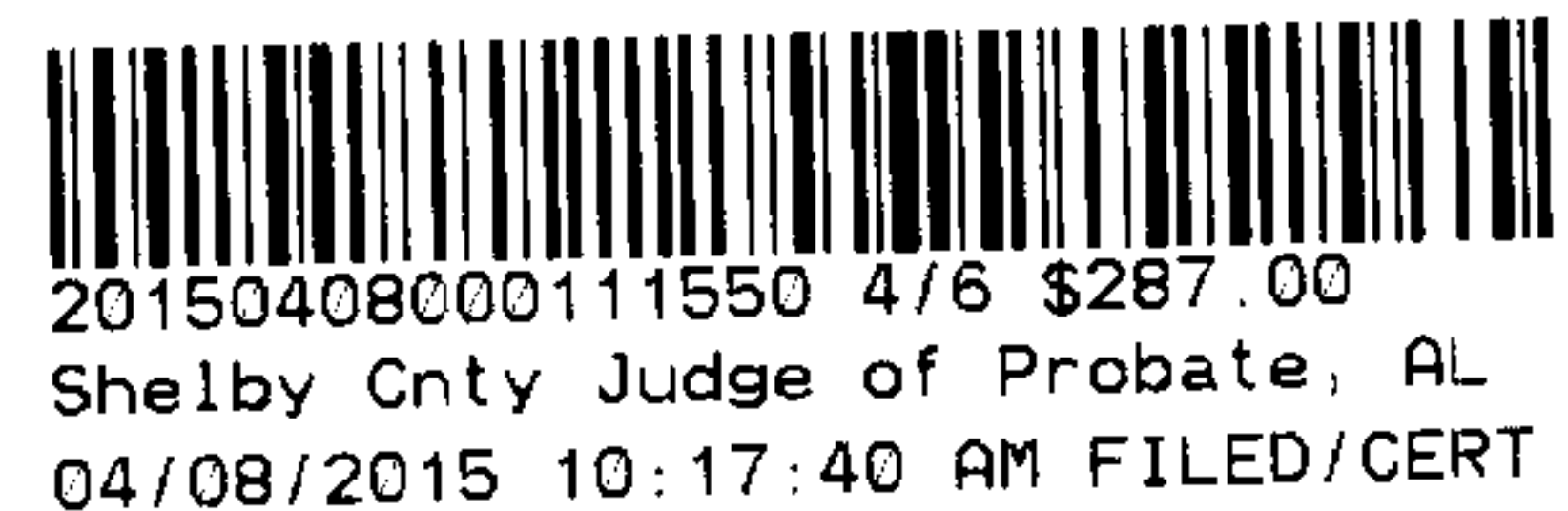
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Robert Connor Farmer, Jr., IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 30th day of March, 2015.





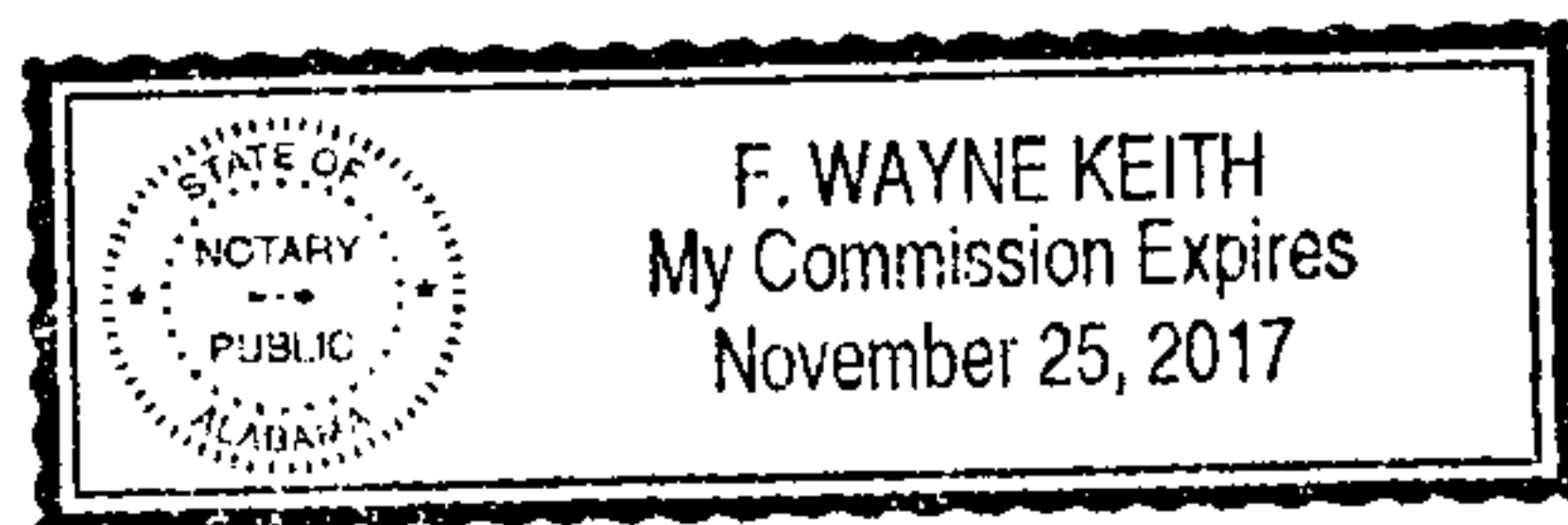
Notary Public



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 Jerry Robert Adams, Jr., IRA, an Alabama limited liability company 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 and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 30th day of March, 2015.



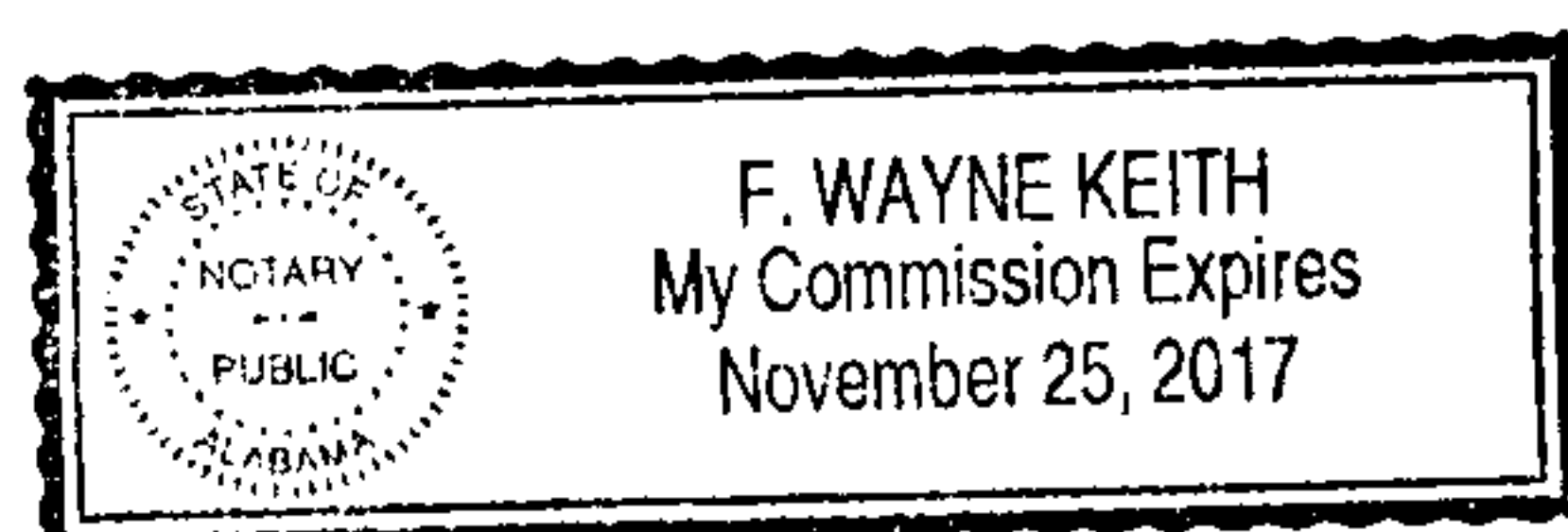


Notary Public

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 April Adams IRA, an Alabama limited liability company 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 and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 30th day of March, 2015.

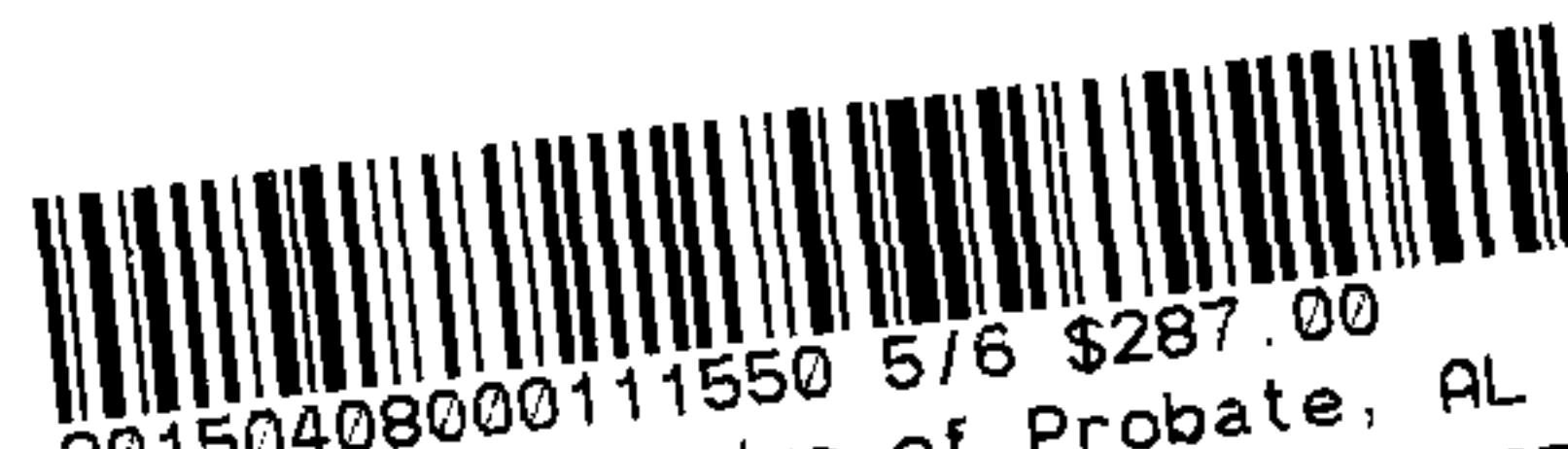




Notary Public

SEND TAX NOTICE TO:

1424 Panorama Drive
Vestavia, AL 35216-3015



20150408000111550 5/6 \$287.00
Shelby Cnty Judge of Probate, AL
04/08/2015 10:17:40 AM FILED/CERT

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 Robert Connor Farmer Jr IRA
IRA Innovations LLC fbo Jerry Robert Adams Jr IRA
IRA Innovations LLC fbo April Adams IRA

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantees' Name: Dean S Triantos
Gwendolyn D Triantos

Mailing Address: 1424 Panorama Drive
Vestavia, AL 35216

Property Address: 1820 Valleydale Cove
Birmingham, AL 35242

Date of Transfer: March 30, 2015

Total Purchase Price \$250,000.00

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 30, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

