


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20150429000139940 1/3 \$29.50
Shelby Cnty Judge of Probate: AL
04/29/2015 11:29:54 AM FILED/CERT

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WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Seven Thousand, Five Hundred and no/100's Dollars (\$37,500.00)** and other good and valuable consideration to the undersigned grantor,

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

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

James R. Gullledge and Kristi P. Gullledge

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

Lot 32, according to the Final Plat of Creekwater Phase Two B, as recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**
- 4. Restrictions appearing of record in Inst. No. 2007-34511, Inst. No. 2008-42608, Inst. No. 2011-18665, Inst. No. 2006-20050 and Inst. No. 2007-23111.**
- 5. Easement recorded in Inst. No. 2008-5318.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705.**
- 7. Right-of-way granted to Bellsouth Telecommunications recorded in Inst. No. 2007-30092.**

\$28,125.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto 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 that one grantee 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.

Shelby County, AL 04/29/2015
State of Alabama
Deed Tax: \$9.50

And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs 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 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 the 13th day of April, 2015.

ATTEST:

IRA Innovations, LLC
fbo Brett Winford


It's Authorized Representative

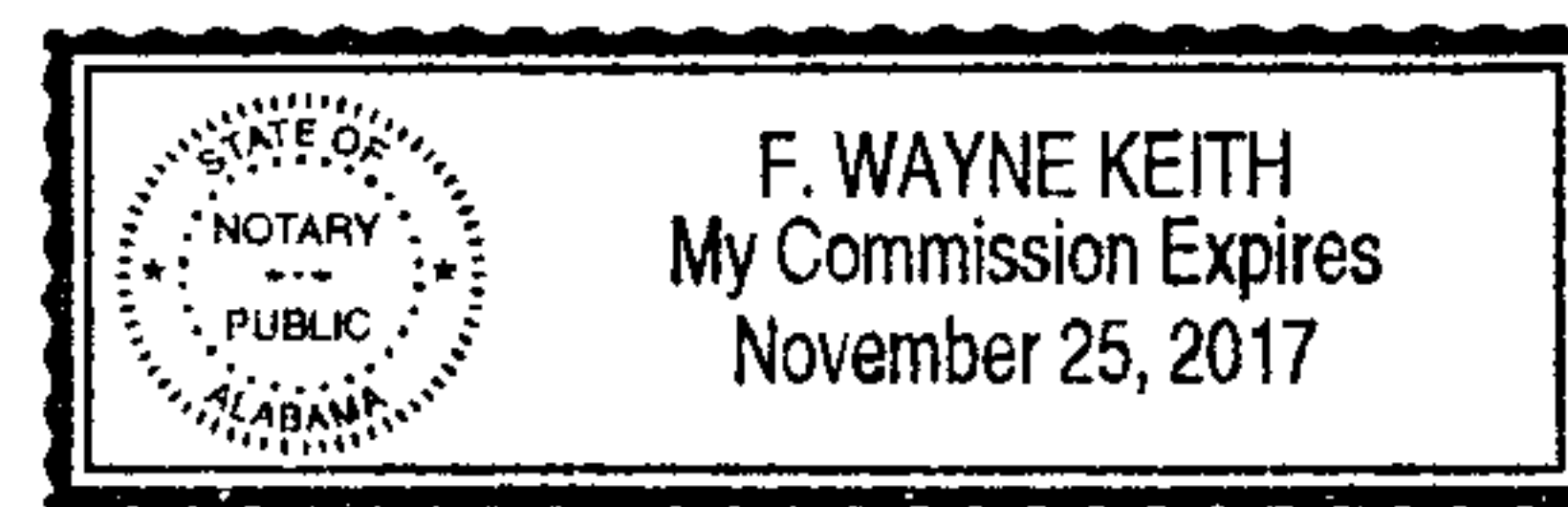
STATE OF ALABAMA
SHELBY COUNTY

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 and with full authority executed the same voluntarily for and as the act of said IRA Innovations, LLC fbo Brett Winford, IRA.

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


Notary Public

SEND TAX NOTICE TO:
James R. Gullede
1313 Old Cahaba Cove
Helena, Alabama 35080



Real Estate Sales Validation Form

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

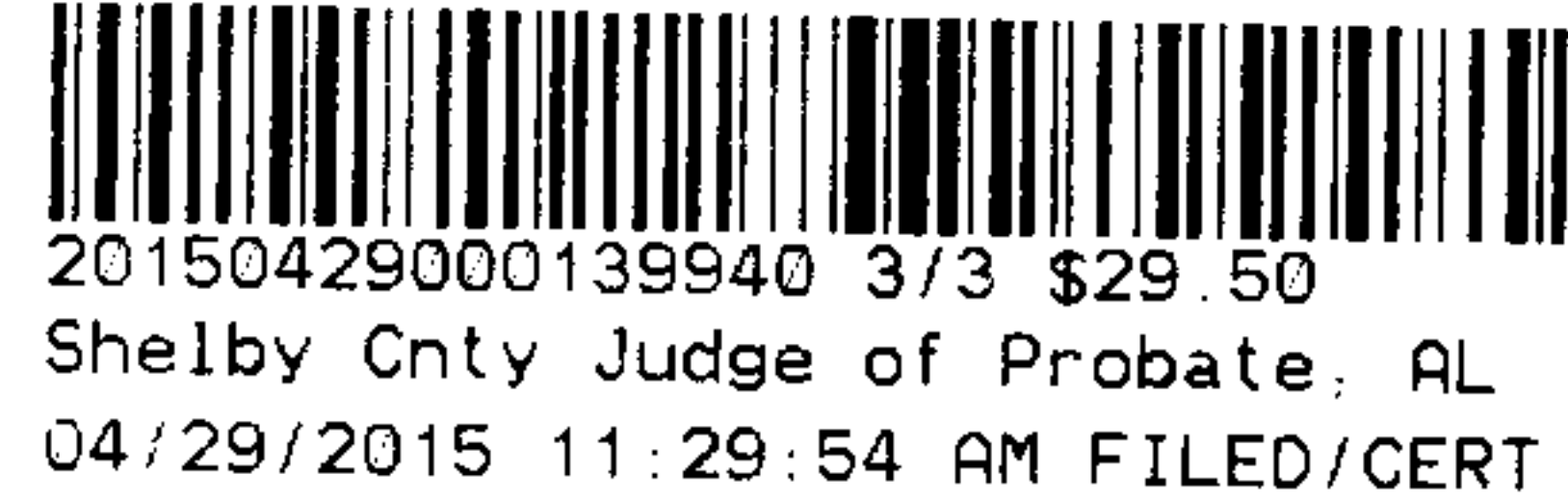
Grantors' Name: IRA Innovations LLC fbo Brett Winford IRA

Mailing Address : Post Office Box 360750
Birmingham, AL 35236

Grantees' Name: James R Gulledge
Kristi P Gulledge

Mailing Address: 1313 Old Cahaba Cove
Helena, AL 35080

Property Address: 235 Anna Creek Drive
Helena, AL 35080



Date of Transfer: April 3, 2015

Total Purchase Price \$37,500.00

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
☒ 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.

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: April 13, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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