

THIS INSTRUMENT PREPARED BY:

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



20150429000139970 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:39:07 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Thousand and no/100's Dollars (\$40,000.00)** and other good and valuable consideration to the undersigned grantor,

Milton L. Smith, an unmarried man

(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

IRA Innovations, LLC fbo Brett Winford, IRA

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

Lot 39, according to the Survey of Final Plat of Creekwater Phase Two A, as recorded in Map Book 40, Page 81, in the Probate Office of Shelby County, Alabama.

This conveyance is 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. Easement as recorded in Inst. No. 2008-5318.**
- 5. Right-of-way granted to BellSouth Telecommunications recorded in Inst. No. 2007-20092.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705.**
- 7. Restrictions appearing of record in Inst. No. 2007-34511 and Inst. No. 2006-20050.**

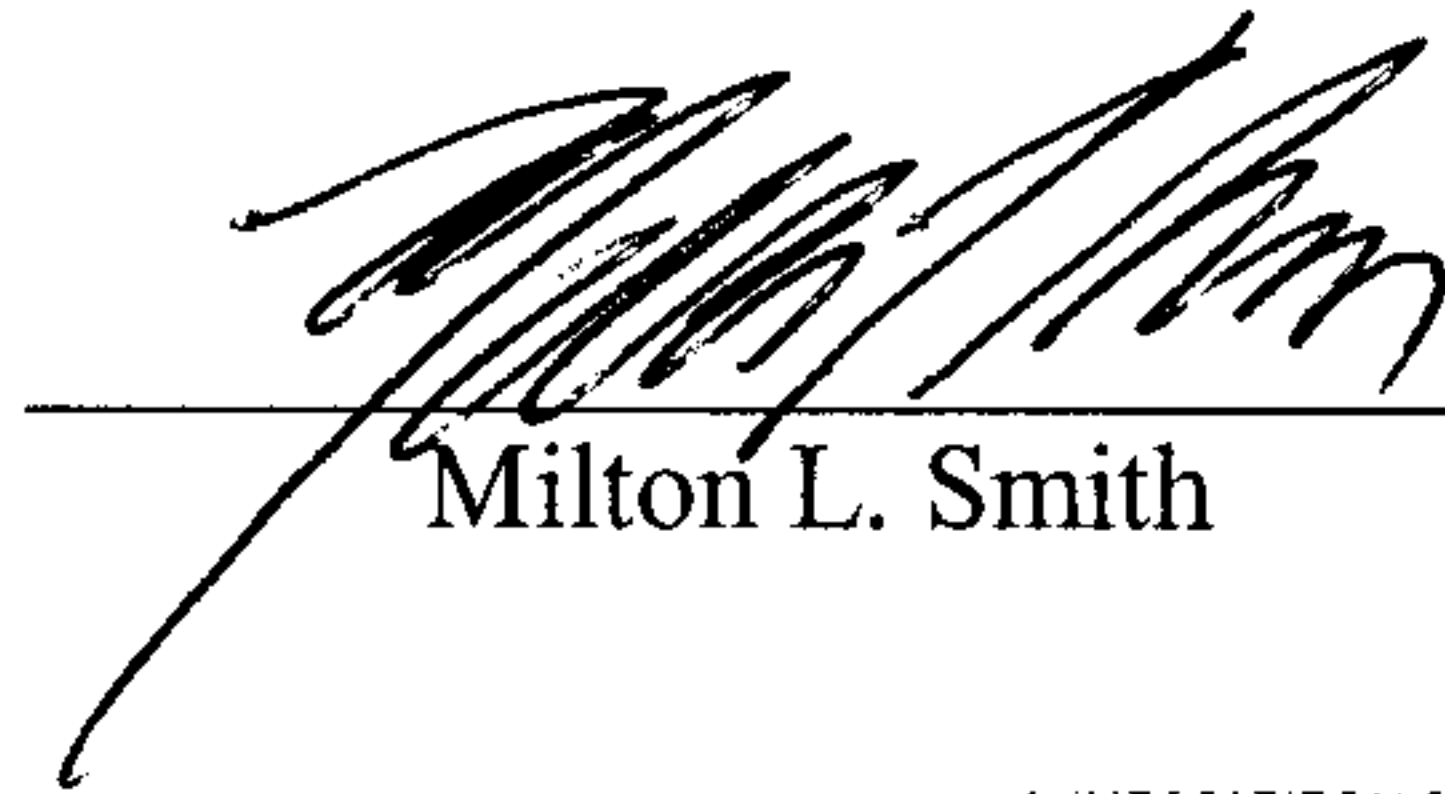
TO HAVE AND TO HOLD, unto the said grantee, his heirs, successors and assigns.

And said grantor does for itself and its successors and assigns, covenant with said grantee, his heirs, 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, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set its signature and seal this the 10th day of April, 2015.

Shelby County, AL 04/29/2015
State of Alabama
Deed Tax: \$40.00

WITNESS:


Milton L. Smith

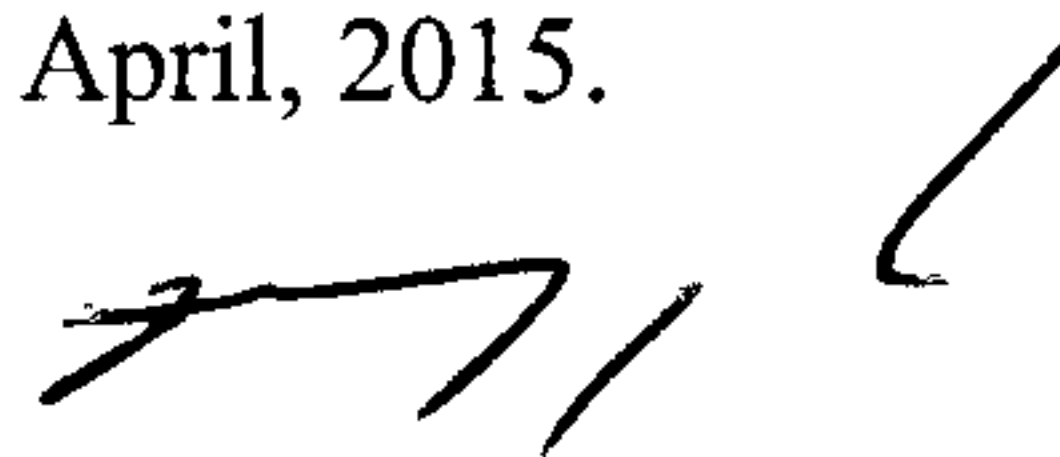


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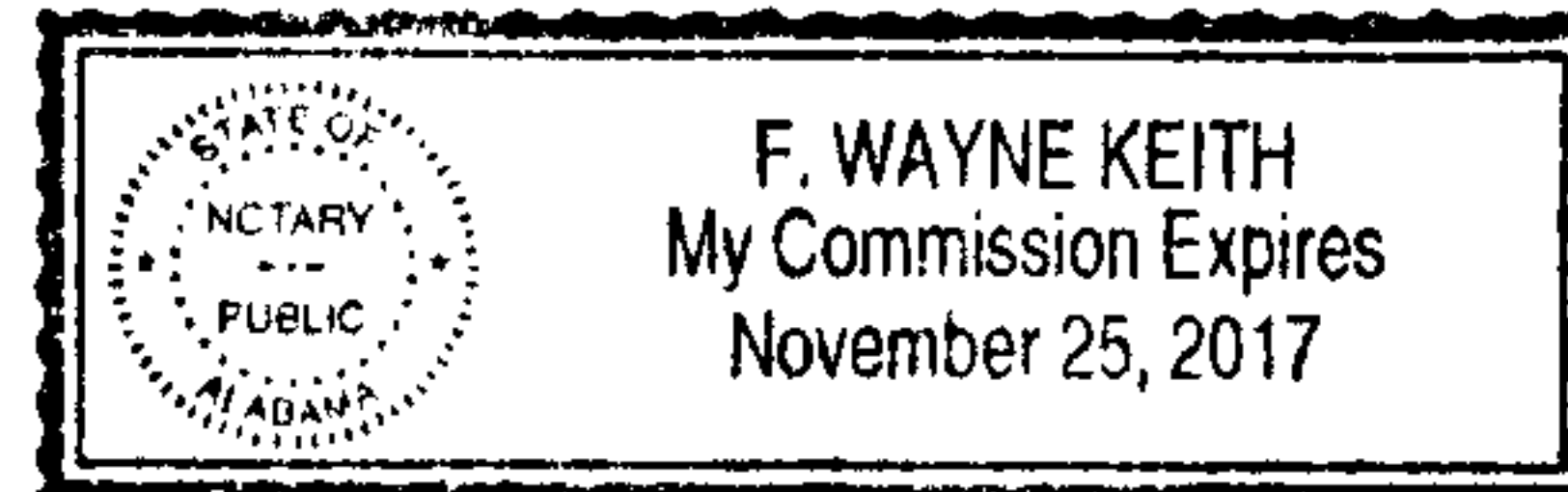
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Milton L. Smith, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal this the 10th day of April, 2015.



Notary Public

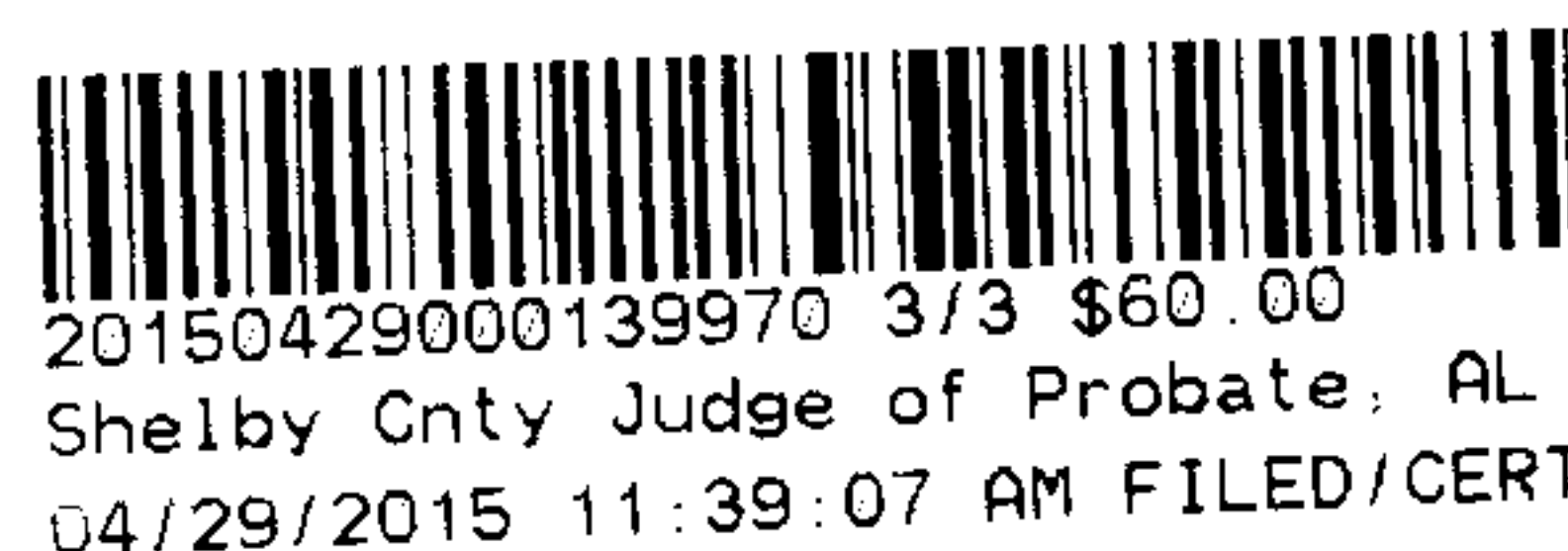
SEND TAX NOTICE TO
:IRA Innovations, LLC
100 Concourse Parkway, Suite 275
Birmingham, Alabama 35244



Real Estate Sales Validation Form

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

Grantor's Name: Milton Smith
Mailing Address: P.O. Box 126
Shelby, AL 35143
Grantee's Name: IRA Innovations, LLC fbo Brett Winford IRA
Mailing Address : 100 Concourse Parkway, Suite 275
Birmingham, AL 35244
Property Address: Lot 39 Survey of Creekwater
Date of Transfer: April 10, 2015
Total Purchase Price \$40,000.00



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: April 10, 2015

Sign

x

verified by F. Wayne Keith

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