


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


20150429000140020 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:50:53 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Five Thousand and no/100's Dollars (\$65,000.00)** and other good and valuable consideration to the undersigned grantors,

Charles D. Holliday, Jr. and wife, Janice R. Holliday

(hereinafter referred to as grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do 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 20, according to the Survey of Final Plat of Cahaba Falls Phase 3, as recorded in Map Book 20, Page 56, 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. 2010-13047 and Inst. No. 1993-17188.**
- 4. 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.**

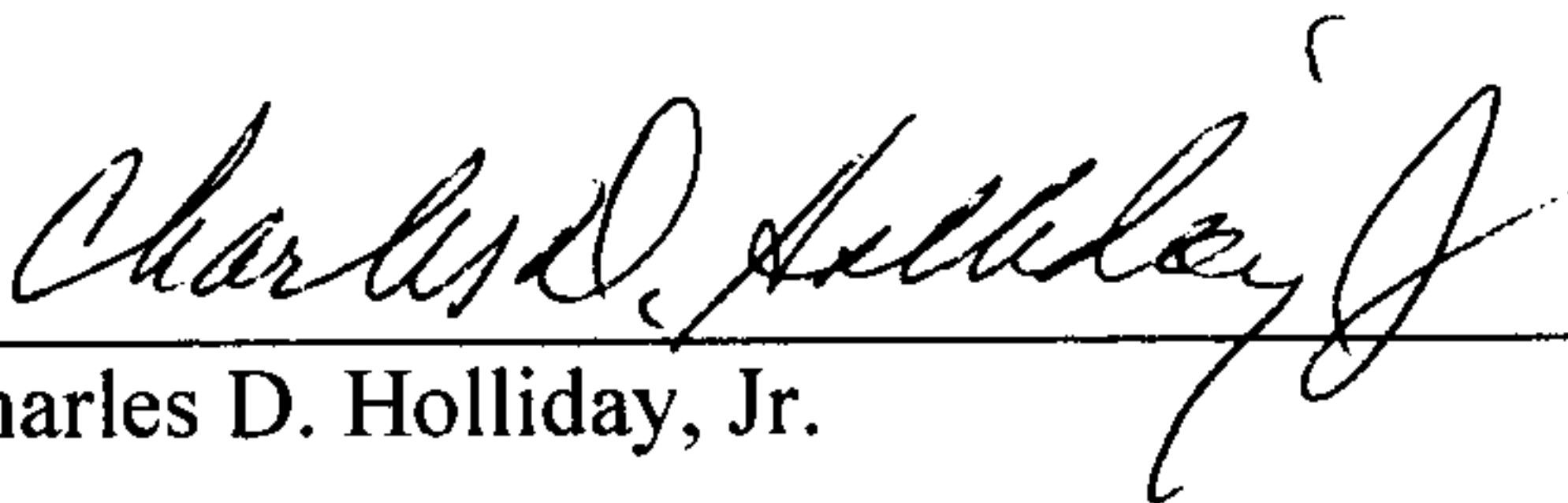
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

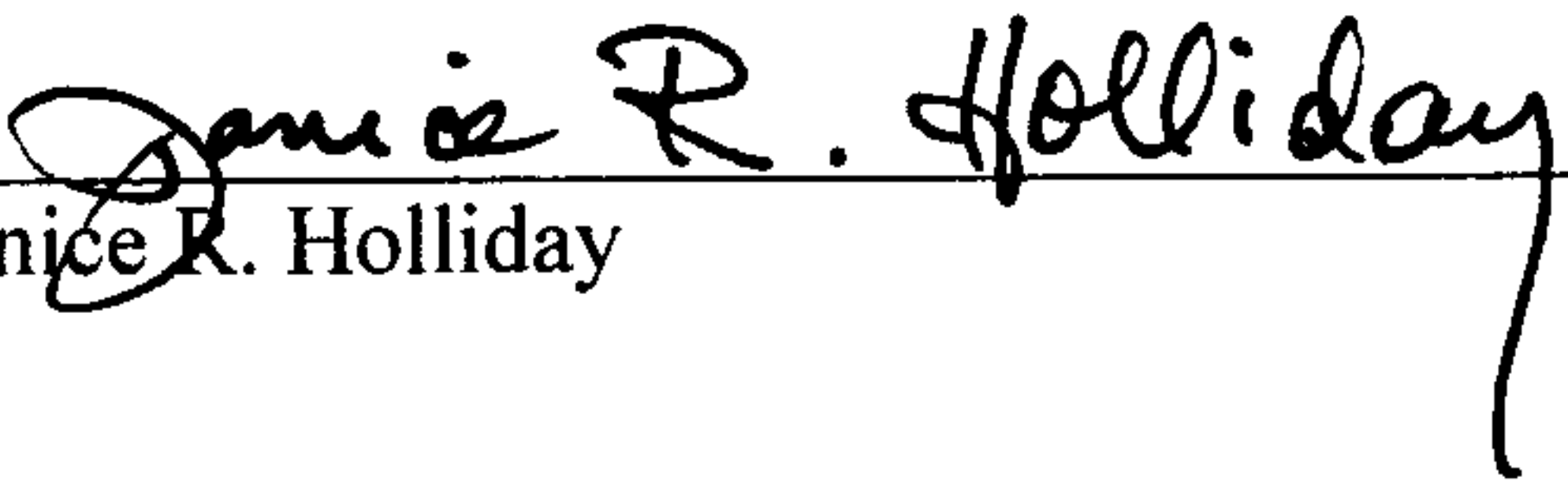
And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 22nd day of April, 2015.

Shelby County, AL 04/29/2015
State of Alabama
Deed Tax: \$65.00

WITNESS:

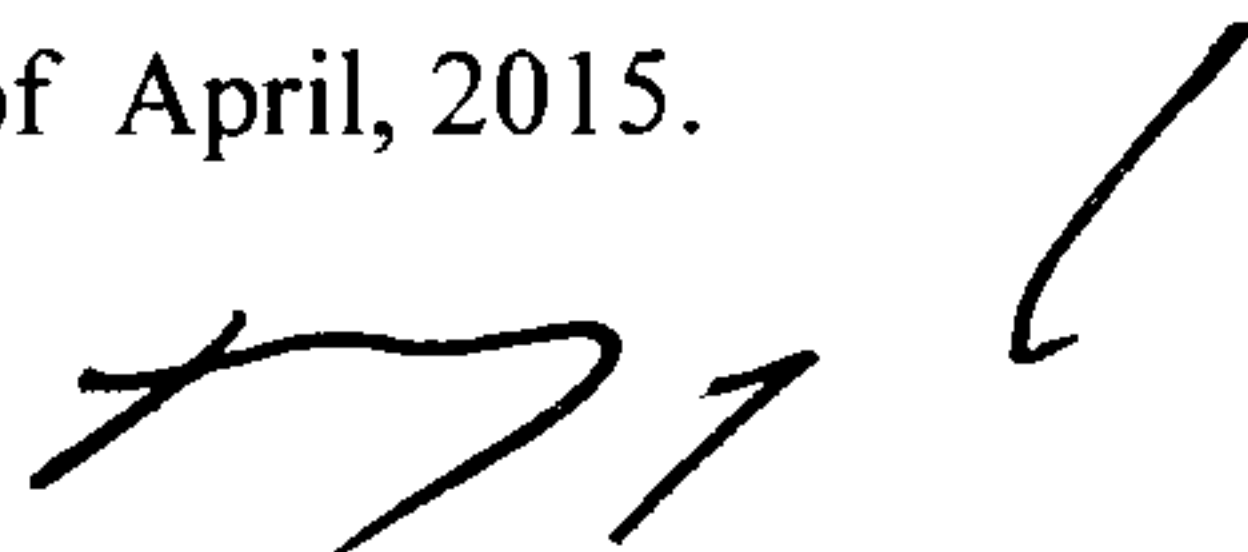

Charles D. Holliday, Jr.


Janice R. Holliday

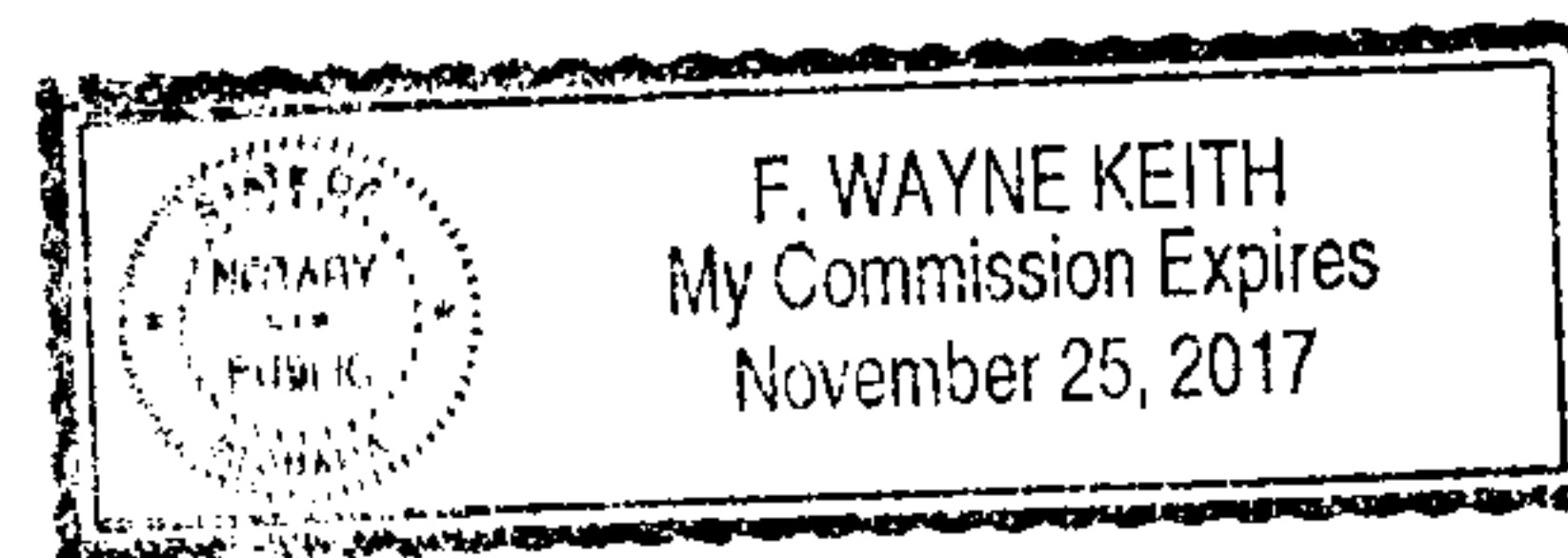
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles D. Holliday, Jr. and Janice R. Holliday, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.


Given under my hand and seal this the 22nd day of April, 2015.



Notary Public



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


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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: Charles D Holliday, Jr
Janice R Holliday

Mailing Address : 412 Lake Ridge Drive
Helena, AL 35080

Grantees' Name: IRA Innovations, LLC
Fbo Brett Winford

Mailing Address: 100 Concourse Parkway, Ste 275
Birmingham, AL 35244

Property Address: 402 Lake Ridge Drive
Helena, AL 35080

Date of Transfer: April 22, 2015

Total Purchase Price \$65,000.00

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
☒ 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 22, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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