

THIS INSTRUMENT PREPARED BY:

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



20150429000140030 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:52:46 AM FILED/CERT

[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 **Sixty Thousand and no/100's Dollars (\$60,000.00)** to the undersigned grantors,

IRA Innovations, LLC fbo Brett Winford IRA

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,

James R. Boyle, Jr. and Lisa R. Boyle

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

Lot 616, according to the Final Plat Riverwoods Sixth Sector, as recorded in Map Book 32, Page 140, 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. 2004-380 and Inst. No. 2007-43516.**
- 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, 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 grantor and its successors and assigns covenant with the said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor 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, IRA Innovations, LLC fbo Brett Winford IRA, by its Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 22nd day of April, 2015.

ATTEST:

IRA Innovations, LLC fbo
Brett Winford IRA

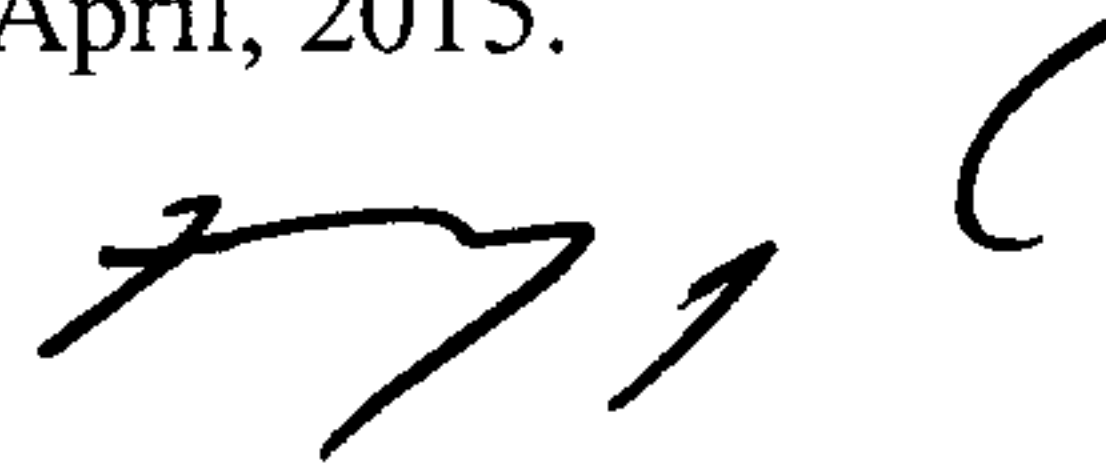


William Gulas
It's Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

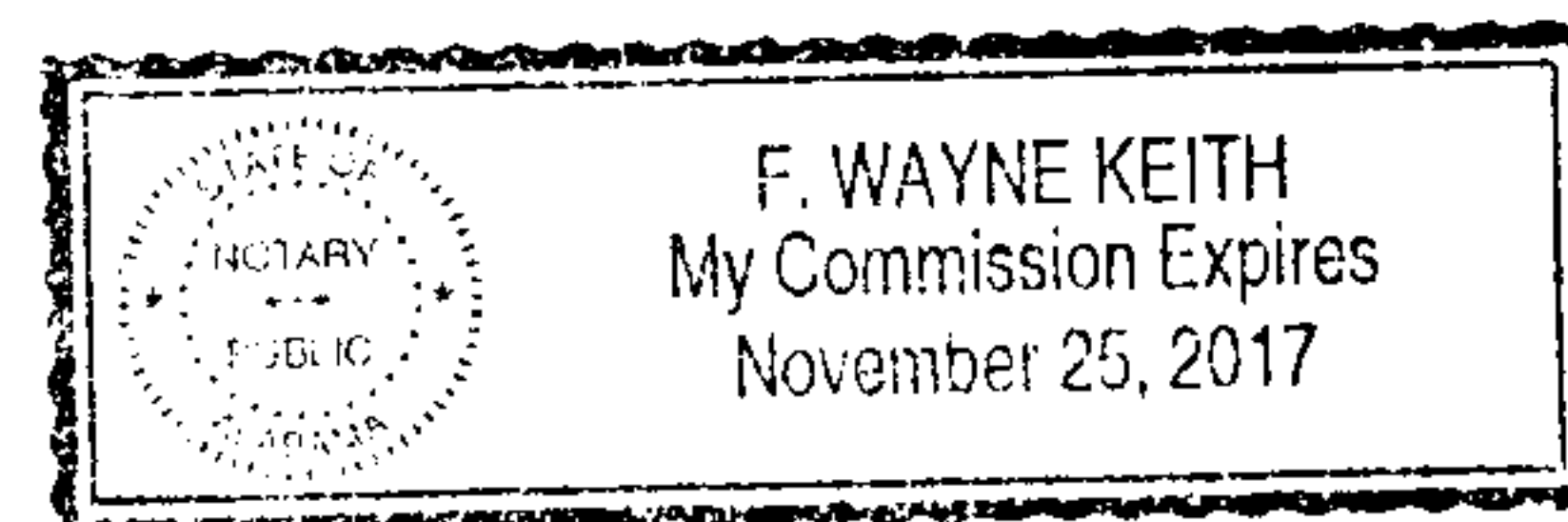
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Brett Winford IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged 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 22nd day of April, 2015.



Notary Public

SEND TAX NOTICE TO:



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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 : 100 Concourse Pkwy, Ste 275
Birmingham, AL 35244

Grantees' Name: James R Boyle
Lisa R Boyle

Mailing Address: 706 Old Cahaba Drive
Helena, AL 35080

Property Address: 200 River Valley Circle
Helena, AL 35080

Date of Transfer: April 22, 2015

Total Purchase Price \$60,000.00

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)

<input type="checkbox"/>	Bill of Sale	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	Other
<input checked="" type="checkbox"/>	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 22, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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