


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


20150429000140040 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
04/29/2015 11:54:36 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Thousand and no/100's Dollars (\$120,000.00)** to the undersigned grantor,

IRA Innovations, LLC fbo Jerry R. Adams, Sr. IRA

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the grantee,

Safe Future Investments, LLC

the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 103, 104, 125, 126 and 135, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, 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. 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. 2005-53290 and Inst. No. 2006-62100 and Inst. No. 2012-41796.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-38550 and Inst. No. 2005-39382.**
- 6. Sink hole exception recorded in Inst. No. 2007-13716.**

IRA Innovations fbo Jerry R. Adams, Sr. IRA, the grantee in that deed recorded in Instrument 20121002000375060 is one and the same entity as IRA Innovations, LLC fbo Jerry R. Adams, Sr. IRA, the grantor is this deed.

Shelby County, AL 04/29/2015
State of Alabama
Deed Tax:\$120.00

TO HAVE AND TO HOLD, to the said grantee.

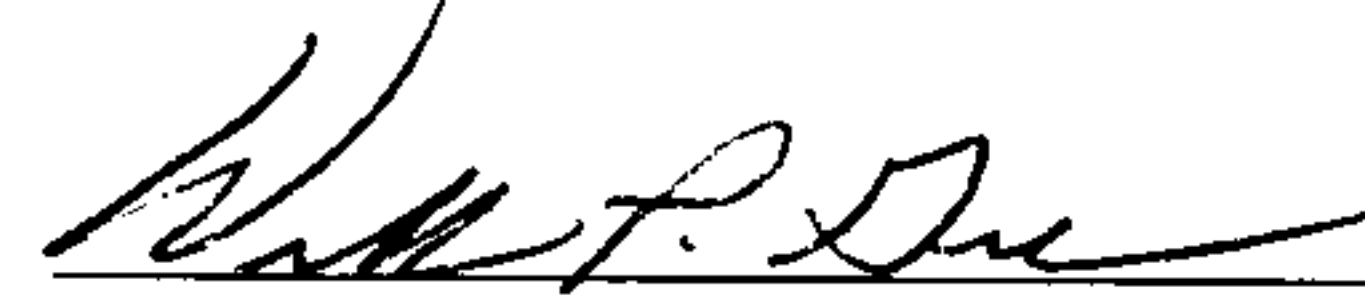
And grantor and its successors and assigns covenant with the said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of said premises, that they are free of all

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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, IRA Innovations, LLC fbo Jerry R. Adams, Sr. IRA by itsr Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 24th day of April, 2015.

ATTEST:

IRA Innovations, LLC fbo
Jerry R. Adams, Sr. IRA



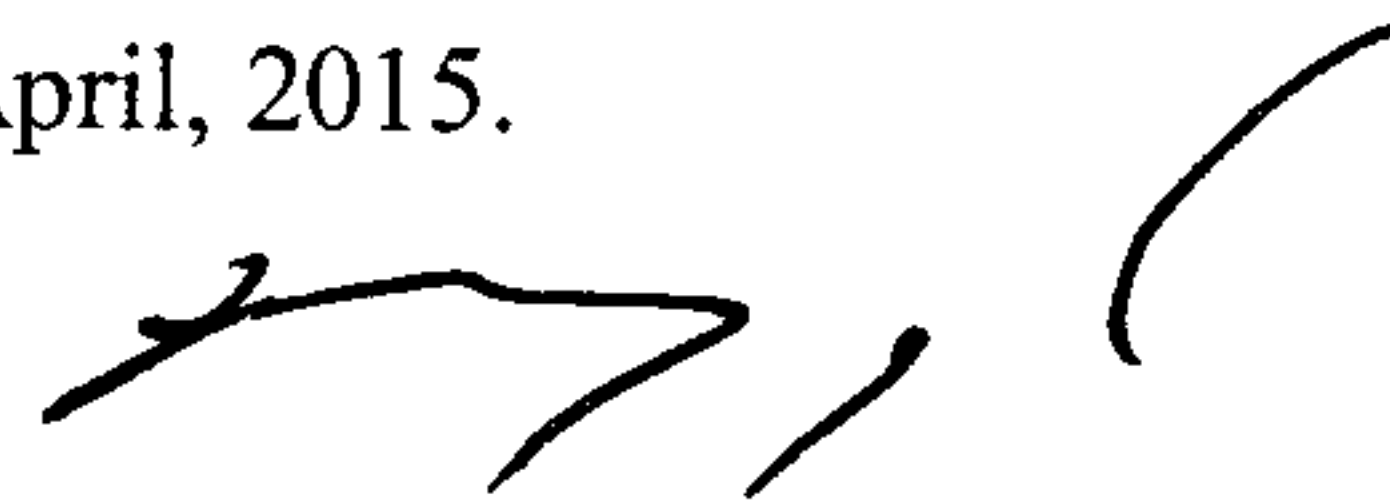
William Gulas

It's Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY


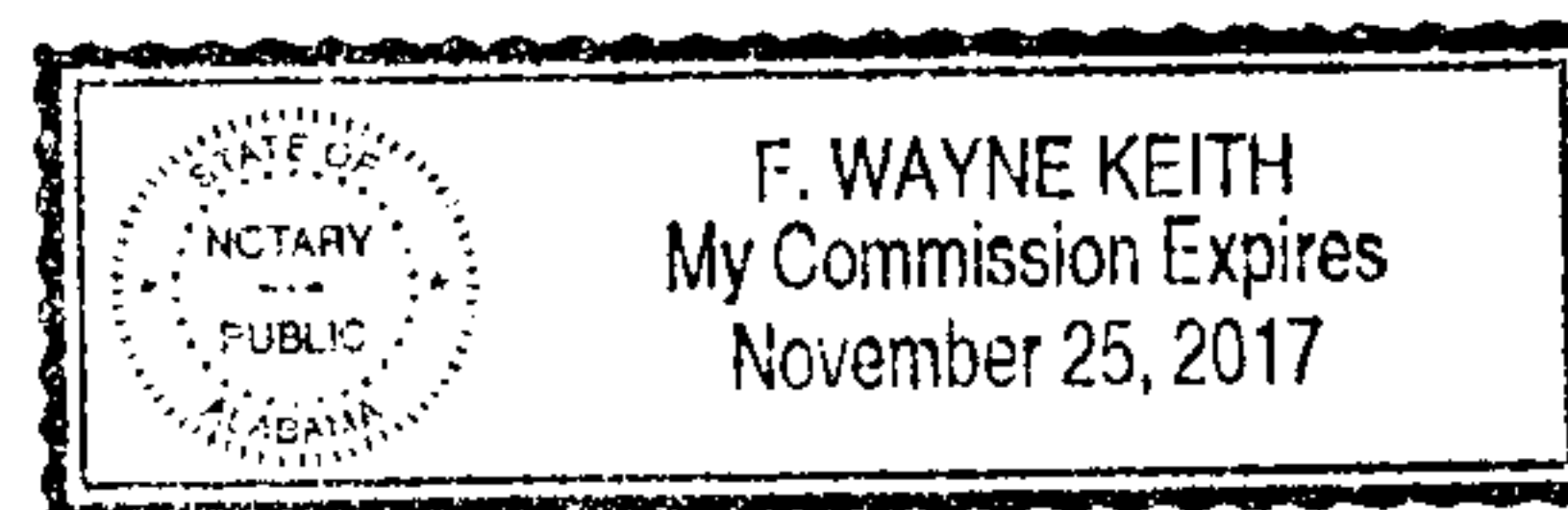
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Jerry R. Adams, Sr. IRA, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, 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 24th day of April, 2015.



Notary Public

SEND TAX NOTICE TO:
Safe Future Investments, LLC
2084 Valleydale Road
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: IRA Innovations, LLC fbo
Jerry R Adams Sr

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

Grantees' Name: Safe Future Investments, LLC

Mailing Address: 2084 Valleydale Road
Birmingham, AL 35244

Property Address: See legal description on Deed

Date of Transfer: April 24, 2015

Total Purchase Price \$120,000.00

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 24, 2015

Sign

x

verified by closing agent
F. Wayne Keith Attorney

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