


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

  
20150526000171760 1/4 \$311.00  
Shelby Cnty Judge of Probate: AL  
05/26/2015 10:14:09 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 **Two Hundred, Eighty Thousand and no/100's Dollars (\$280,000.00)** and other good and valuable consideration to the undersigned

**David Stuman and wife, Gina Stuman, Charles Reginald Stuman, a married man and Rachel Stuman Jones, a married woman**

(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 to

**IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA (a 25% undivided interest)**

**IRA Innovations, LLC fbo Robert Connor Farmer, Jr. Traditional IRA (a 25% undivided interest)**

**IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA (a 25% undivided interest)**

**IRA Innovations, LLC fbo April Adams IRA (a 25% undivided interest)**

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

**Beginning at the SW corner of the NE ¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, a 3-inch capped pipe, run North along and with the west line of said ¼ section for 648.14 feet; thence turn a left interior angle of 89 degrees 10 minutes 45 seconds and run Easterly for 1187.28 feet to the Westerly right-of-way line of Shelby County Highway 17, said right-of-way lying 40 feet distant from the highway centerline; thence turn a left interior angle of 90 degrees 48 minutes 27 seconds to the chord of a curve to the left having a radius of 1671.02 feet, a central angle of 14 degrees 12 minutes 53 seconds and an arc length of 416.06 feet, and run southerly for a chord distance of 414.99 feet to a concrete monument with metal disc found at the end of said curve, P.C. Station 197+39.5; thence turn a left interior angle from chord of 187 degrees 22 minutes 06 seconds and run southwesterly along a highway right-of-way tangent for 46.97 feet to a 1 inch open iron pipe found; thence turn a left interior angle of 81 degrees 42 minutes 45 seconds and run westerly for 329.82 feet to a 1 inch open Iron pipe found; thence turn a left interior angle of 278 degrees 57 minutes 22 seconds and run southwesterly for 170.28 feet to a ¼ inch iron pin with yellow plastic cap set on the south ¼ section line; thence turn a left interior angle of 81 degrees 05 minutes 32 seconds and run westerly along and with the south ¼ line for 887.17 feet to the Point of Beginning; making a closing left interior angle of 90 degrees 53 minutes 02 seconds; a part of the SW¼ of the NE¼ of Section 28, Township 20 South, Range 3 West.**

Shelby County, AL 05/26/2015  
State of Alabama  
Deed Tax: \$280.00



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**Subject to:**

- 1. Taxes for the year 2015 and subsequent years.**
- 2. 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.**
- 3. Less and except any part of subject property lying within any road right-of-way.**
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 275, Page 682.**

**The above described property is not the homestead of the grantors or their respective spouses.**

TO HAVE AND TO HOLD, unto the said grantees, their successors and assigns.

And said grantors do for themselves, their successors and assigns, covenant with said grantees, their 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 successors and assigns shall warrant and defend the same to the grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signature and seal this the 19th day of May, 2015.

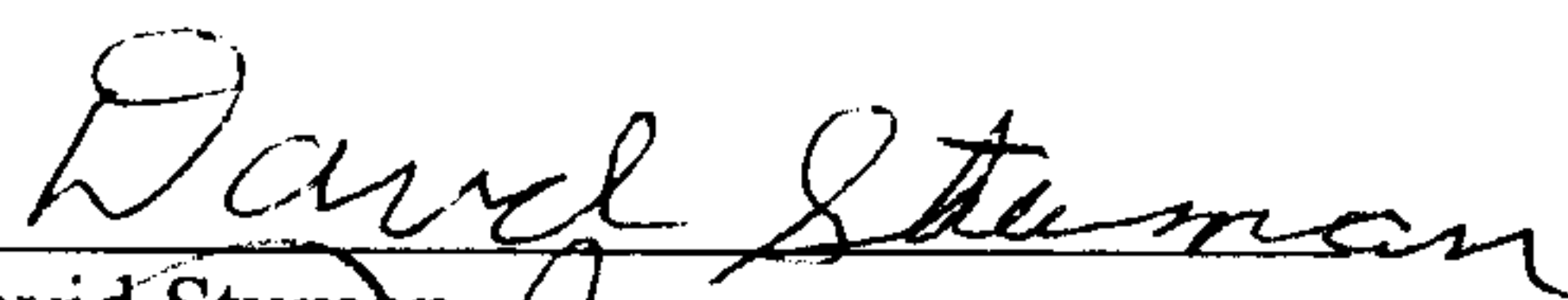
WITNESS:

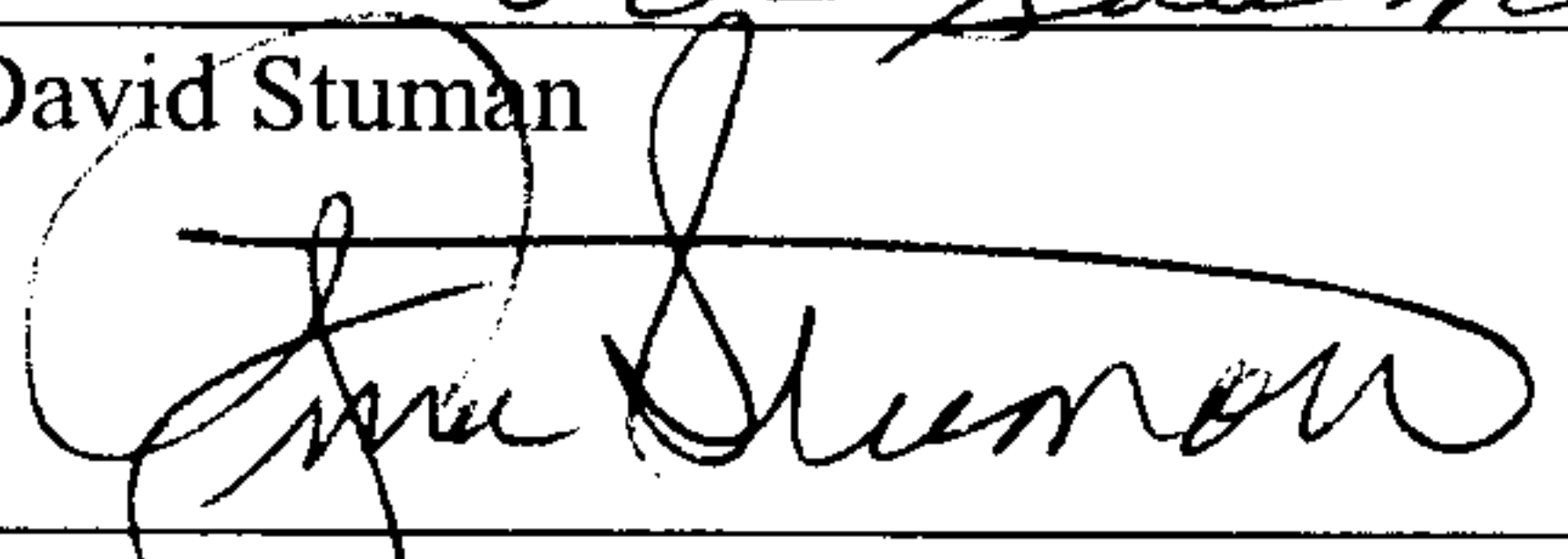
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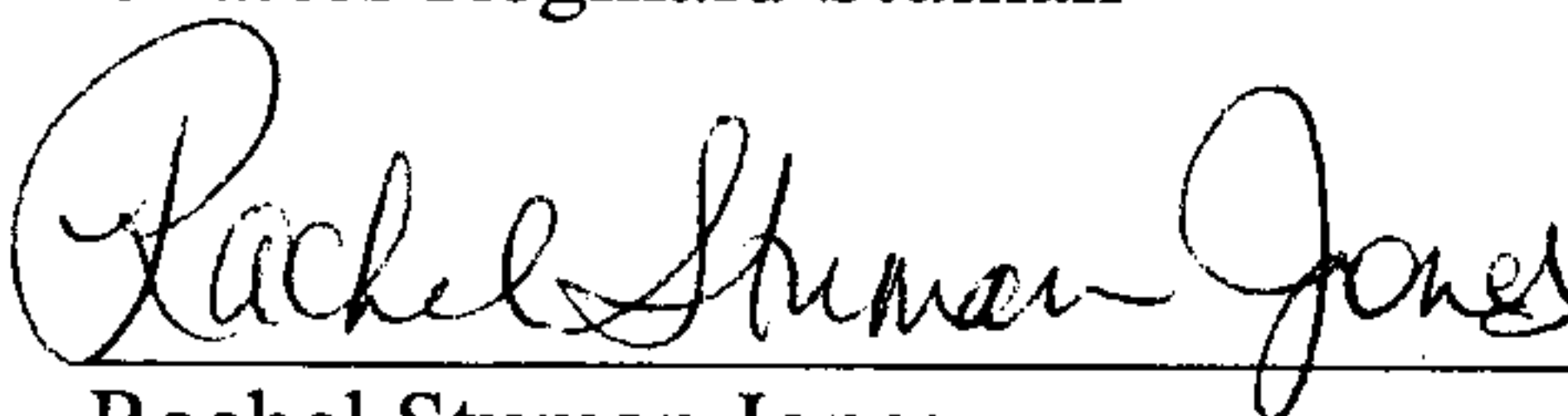
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David Stuman

  
Gina Stuman

  
Charles Reginald Stuman

  
Rachel Stuman Jones



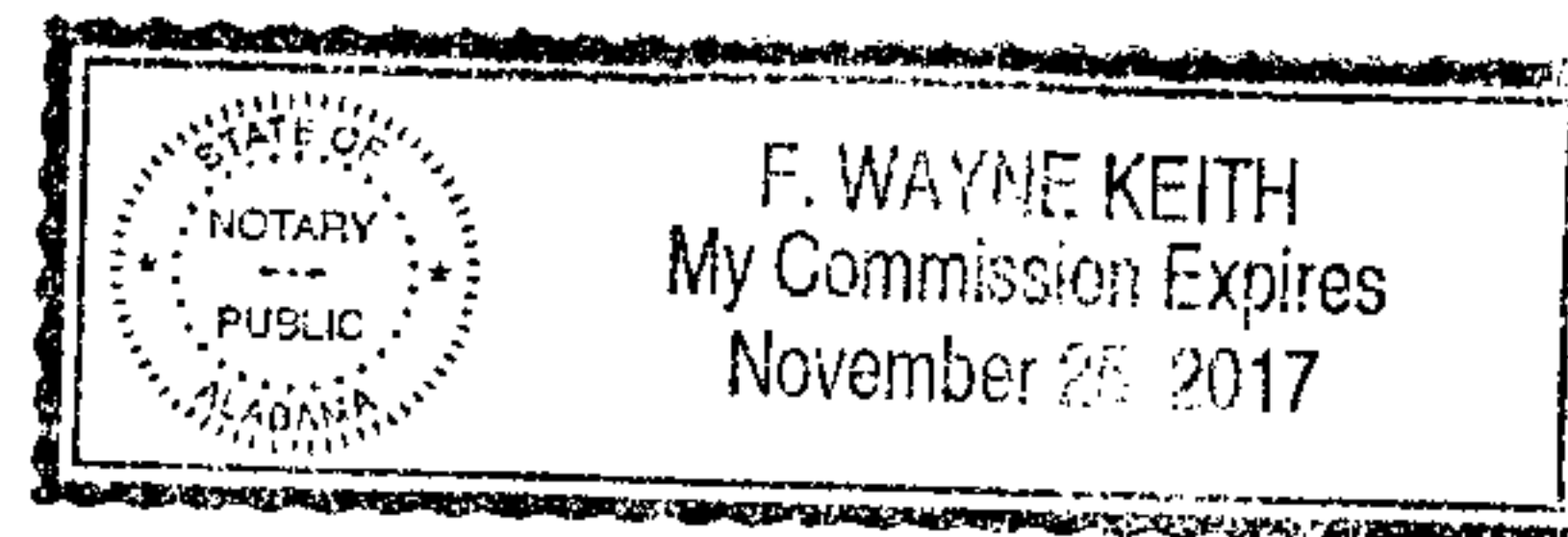
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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Stuman, Gina Stuman, Charles Reginald Stuman and Rachel Stuman Jones, 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 for and as their act on the date the same bears date.

Given under my hand and seal this the 19th day of May, 2015.

Notary Public



SEND TAX NOTICE TO:  
IRA Innovations LLC  
100 Concourse Parkway  
Suite 275  
Birmingham, AL 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: David Stuman, Gina Stuman  
Charles Reginald Stuman and Rachel Stuman Jones

Mailing Address : 302 Stonecroft Circle  
Helena, AL 35080

Grantees' Name: IRA Innovations, LLC fbo Connor Farmer Jr SEP IRA, Robert Connor  
Farmer Jr Traditional IRA, Jerry Robert Adams Jr IRA and April Adams  
IRA

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

Property Address: 5576 Hwy 17  
Helena, AL 35080

Date of Transfer: May 19, 2015

Total Purchase Price \$280,000.00

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: May 19, 2015

Sign

x

verified by closing agent  
F. Wayne Keith Attorney