


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


20150526000171770 1/3 \$177.00
Shelby Cnty Judge of Probate, AL
05/26/2015 10:18:13 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 **One Hundred Fifty Seven Thousand and no/100's Dollars (\$157,000.00)** and other good and valuable consideration to the undersigned

Douglas D. Deeter, a married 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 to

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

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

Lot 26, according to the Survey of Stag Run, as recorded in Map Book 39, Page 67 A&B in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2015 and subsequent years.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property.

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.

Restrictions appearing of record in Instrument 2007-57625 and Instrument 2011-31801 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of the grantor or his spouse.

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

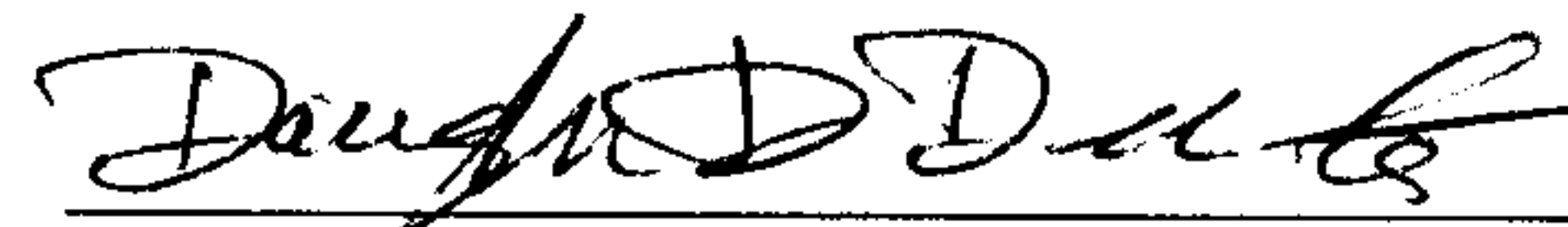
And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of

Shelby County, AL 05/26/2015
State of Alabama
Deed Tax: \$157.00

all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his 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, Douglas D. Deeter, has hereunto set his signature and seal this the 19th day of May, 2015.

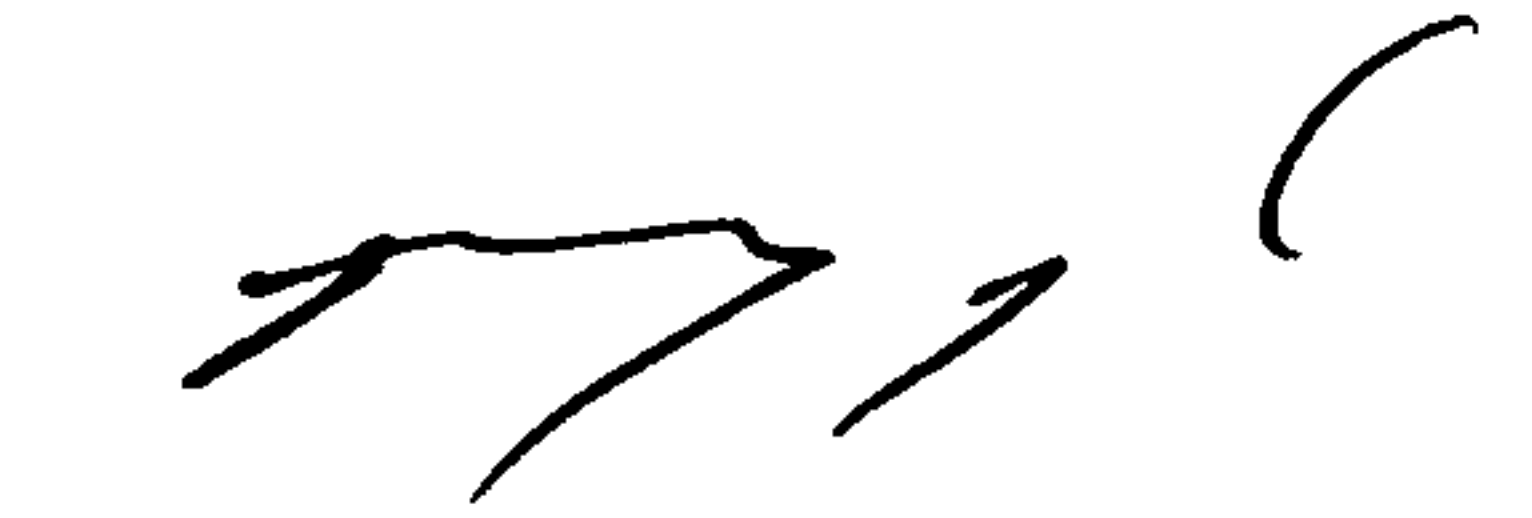
WITNESS:


Douglas D. Deeter

STATE OF ALABAMA
SHELBY COUNTY

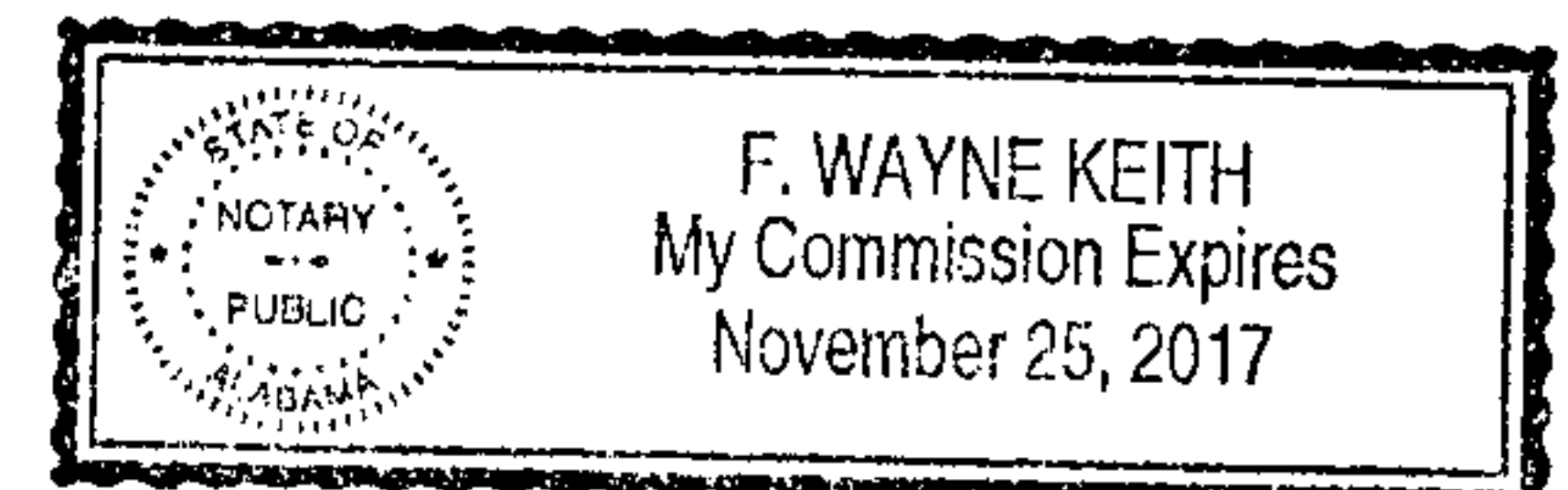
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Douglas D. Deeter, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily as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

Mailing Address : 5128 Willow Way
Birmingham, AL 35242

Grantees' Name: IRA Innovations, LLC fbo
Jerry Robert Adams, Sr IRA

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

Property Address: 1150 Stagg Run Trail
Indian Springs, AL 35124

Date of Transfer: May 19, 2015

Total Purchase Price \$157,000.00

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: May 19, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney