

This instrument was prepared by:
Townes & Woods, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071

Send Tax Notice to:
IRA Innovations FBO James Larry Parker IRA

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY)



20150612000197300 1/4 \$72.50
Shelby Cnty Judge of Probate, AL
06/12/2015 11:35:43 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Three Hundred Fifty Dollars & NO/100---
(\$49,350.00)---Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, we,
The Lucille M. Flanagan Living Trust (an undivided 1/2 interest) and The James Marvin McMillian, Jr.
Living Trust (an undivided 1/2 interest)
herein referred to as grantors, do grant, bargain, sell and convey unto
IRA Innovations, LLC fbo James Larry Parker IRA
herein referred to as GRANTEES, the following described real estate, situated in Shelby County Alabama, to
wit:

See Exhibit "A" Attached Hereto For Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not payable.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs or its successors and
assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with
said GRANTEES, his, her or their heirs and assigns or successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above;
that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,
executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs
and assigns or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14 day of April,
2015.

The Lucille M. Flanagan Living Trust

The James Marvin McMillian, Jr. Living Trust

Lucille M. Flanagan
By: Lucille M. Flanagan, Trustee

James Marvin McMillian Jr.
By: James Marvin McMillian, Jr. Trustee

Shelby County, AL 06/12/2015
State of Alabama
Deed Tax: \$49.50

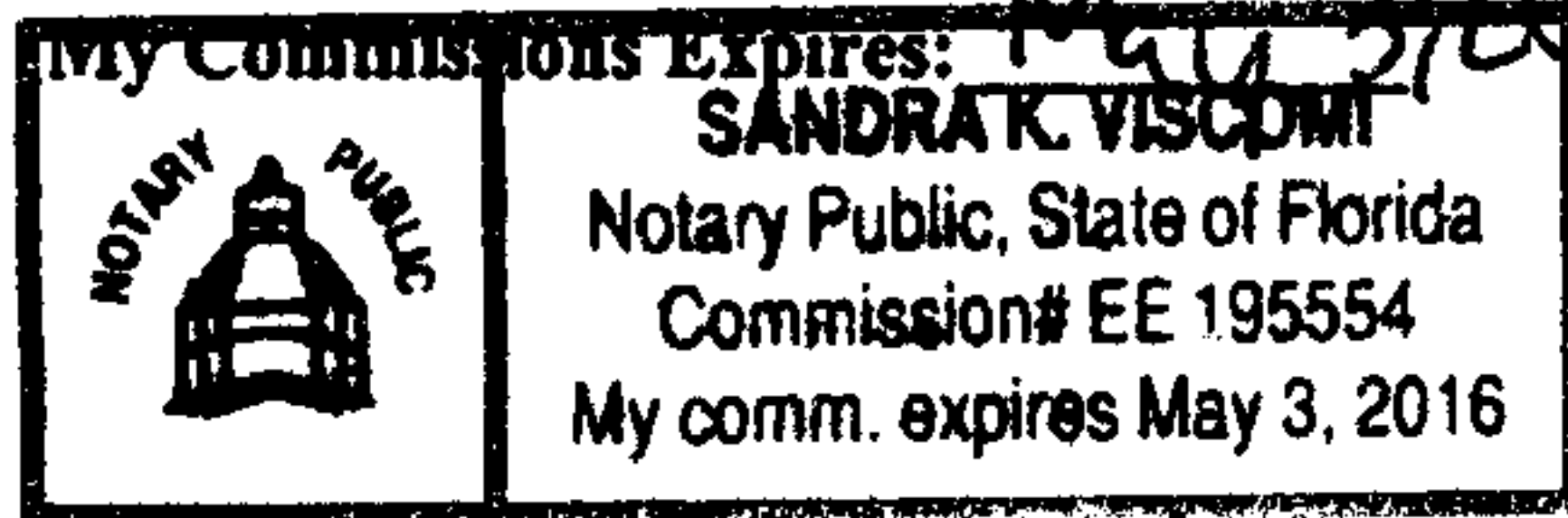
General Acknowledgement

20150612000197300 2/4 \$72.50
Shelby Cnty Judge of Probate, AL
06/12/2015 11:35:43 AM FILED/CERT

STATE OF FLORIDA)
~~Volusia~~ COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille M. Flanagan, as Trustee of The Lucille M. Flanagan Living Trust whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2015.



Sandra K. Viscomi
Notary Public

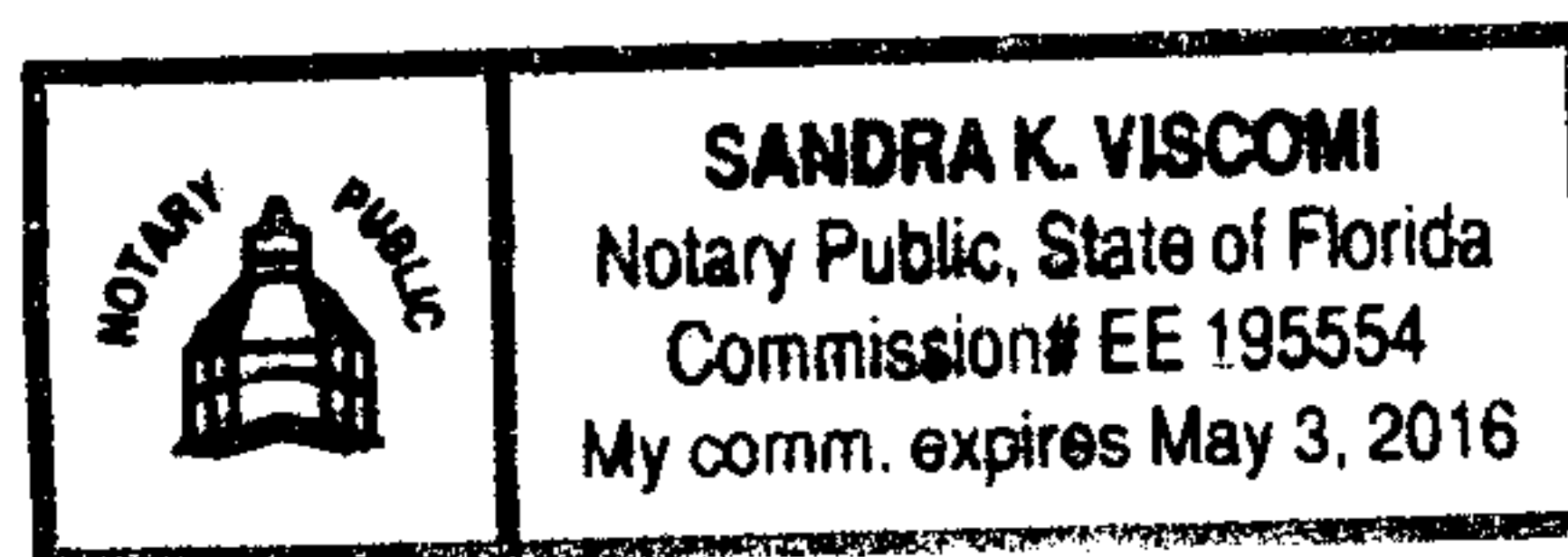
General Acknowledgement

STATE OF FLORIDA)
~~Volusia~~ COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Marvin McMillian, Jr. as Trustee of The James Marvin McMillian, Jr. Living Trust whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2015.

My Commissions Expires: May 3, 2016



Sandra K. Viscomi
Notary Public

LEGAL DESCRIPTION



20150612000197300 3/4 \$72.50
Shelby Cnty Judge of Probate, AL
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Commence at the southeast corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 88 degrees 26 minutes 21 seconds West a distance of 981.70 feet; thence North 00 degrees 04 minutes 14 seconds East a distance of 678.40 feet; thence North 00 degrees 07 minutes 47 seconds West a distance of 23.12 feet to the point of beginning; thence continue along the last described course a distance of 667.79 feet; thence North 88 degrees 26 minutes 21 seconds East a distance of 443.25 feet to a non-tangent curve to the left having a radius of 205.00, a central angle of 36 degrees 13 minutes 52 seconds and subtended by a chord which bears South 07 degrees 57 minutes 18 seconds West, and a chord distance of 127.48 feet; thence along the arc of said curve a distance of 129.63 feet; thence South 10 degrees 09 minutes 00 seconds East a distance of 258.70 feet to a curve to the right having a radius of 570.00, a central angle of 18 degrees 55 minutes 45 seconds and subtended by a chord which bears South 00 degrees 41 minutes 08 seconds East and a chord distance of 187.46 feet; thence along the arc of said curve a distance of 188.31 feet; thence South 08 degrees 46 minutes 45 seconds west a distance of 14.10 feet to a point on the south side of a 30 foot ingress/egress, utility and drainage easement as recorded in Map Book 23, pages 65A and 65B, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 77 degrees 14 minutes 18 seconds West and along said easement line a distance of 297.20 feet to a curve to the left, having a radius of 85.00, a central angle of 02 degrees 59 minutes 13 seconds and subtended by a chord which bears South 75 degrees 44 minutes 43 seconds West and a chord distance of 4.43 feet; thence along the arc of said curve and said easement line a distance of 4.43 feet; thence South 74 degrees 15 minutes 08 seconds West and along said easement line a distance of 111.97 feet to a curve to the right having a radius of 115.00, a central angle of 23 degrees 24 minutes 26 seconds and subtended by a chord which bears South 85 degrees 57 minutes 17 seconds West, and a chord distance of 46.66 feet; thence along the arc of said curve and said easement line, a distance of 46.98 feet; thence North 82 degrees 20 minutes 35 seconds West and along said easement line a distance of 21.34 feet to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Lucille M Flanagan Living Trust Grantee's Name IRA Innovations Pba James Larry Parker
Mailing Address The James Marvin M Flanagan Trust Mailing Address 22 Inverness Center Parkway

6 Silver Fox Trail
Ormond Beach, FL 32174

Suite 140
Birmingham, AL 35242

Property Address Valley Lake Road
Chesley, AL 35051

Date of Sale 4/14/15

Total Purchase Price \$ 49,380.00

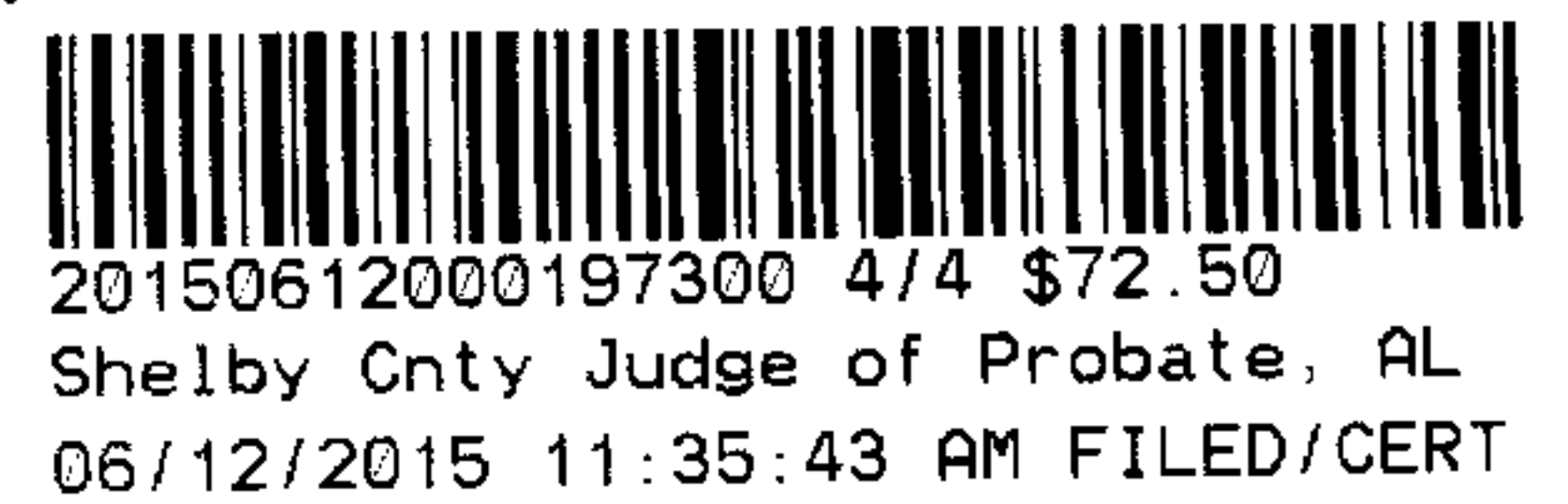
or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 _____

Print Larry T. Woods

☐ Unattested

(verified by) _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1