

THIS INSTRUMENT PREPARED BY:

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



20150617000202320 1/4 \$47.00
Shelby Cnty Judge of Probate, AL
06/17/2015 07:54:40 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Four Thousand and no/100's Dollars (\$24,000.00)** 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:

That certain parcel labeled as Future Lot, Future Phase adjoining Lot 103, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West and being more particularly described as follows:

BEGIN at the Northeast corner of Lot 103 and proceed South 62°15'40" East for a distance of 71.81 feet to a point; thence proceed South 36°48'17" West for a distance of 160.00 feet to a point on the Northerly right of way of Crider Road; thence proceed North 53°11'43" West along said right of way for a distance of 22.33 feet to a point of curve to the left, said curve having a chord which bears North 55°35'43" West, a radius of 430.00 feet, a delta of 4°47'59" and a chord distance of 36.01 feet; thence proceed along the arc of said curve and along said right of way for a distance of 36.02 feet to the Southwest corner of Lot 103; thence proceed North 32°00'18" West, leaving said right of way and along the East line of Lot 103 for a distance of 150.72 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

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, are not insured herein.**
- 3. Restrictions appearing of record in Inst. No. 2005-53290 and Inst. No. 2006-6210.**
- 4. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 38, Page 19, contains on the face of same a statement pertaining to natural lime sinks.**



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5. Right-of-way granted to Shelby County recorded in Volume 154, Page 501 and Volume 154, Page 499.
6. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 266 and Volume 102, Page 265.
7. Restrictions and easement with Alabama Power Company recorded in Inst. No. 2006-60147; Inst. No. 2005-39382 and Inst. No. 2005-38550.

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.

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 its Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 10th day of June, 2015.

ATTEST:

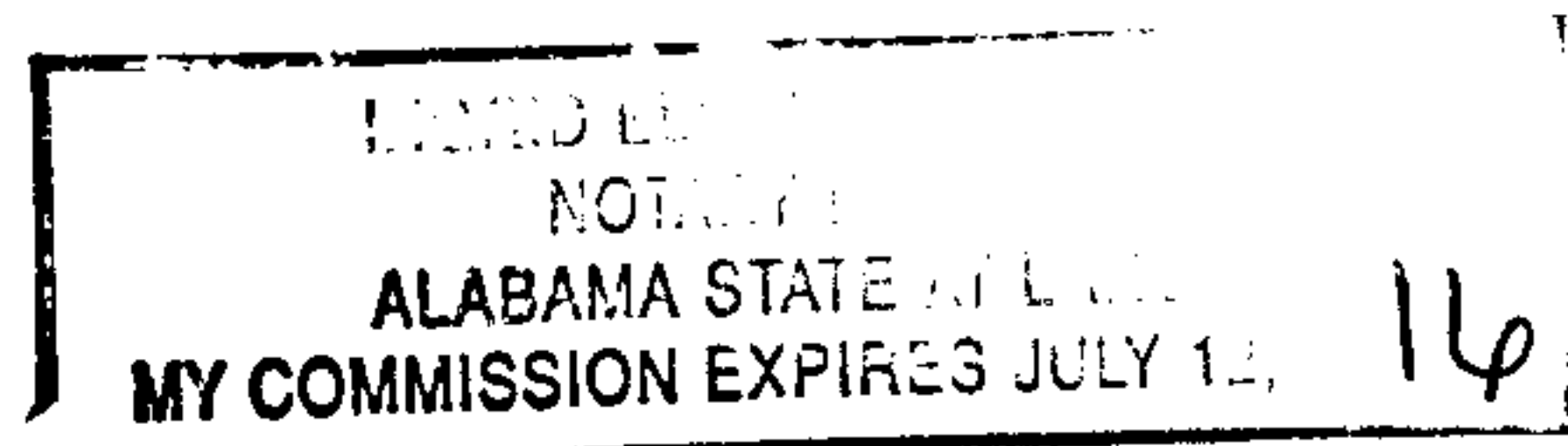
IRA Innovations, LLC fbo
Jerry R. Adams, Sr. IRA



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 10th day of June, 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

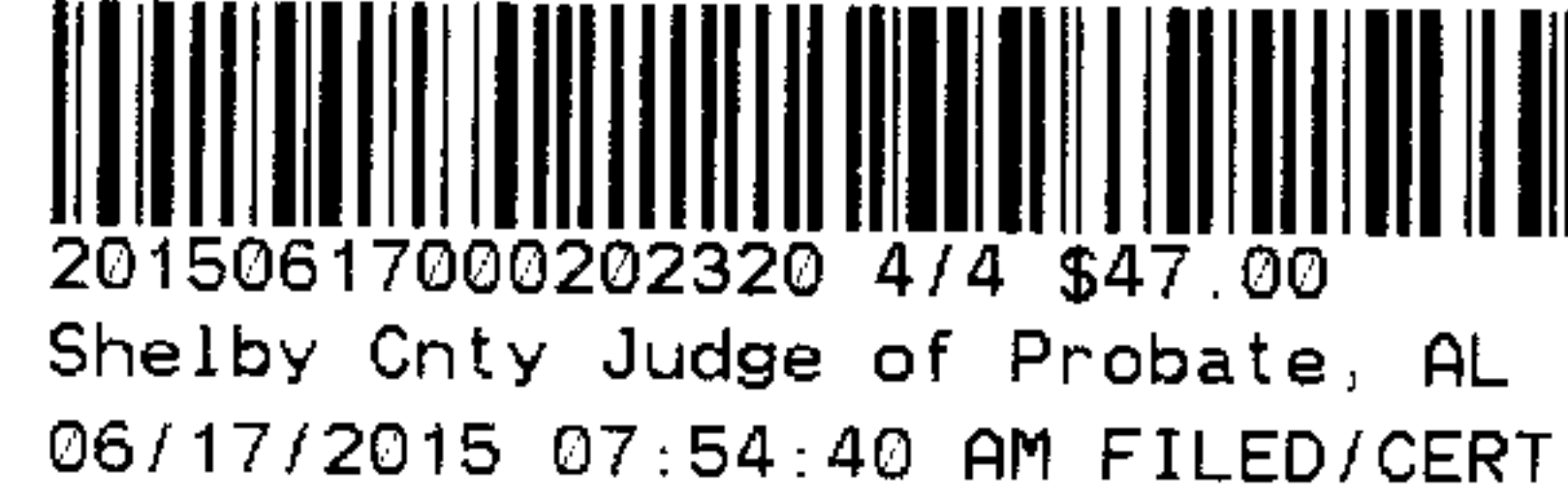
Grantors' Name: IRA Innovations LLC
Fbo Jerry R Adams Sr IRA

Mailing Address : 100 Concourse Parkway, 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: June 10, 2015

Total Purchase Price \$24,000.00

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: June 10, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney