

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
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120 Bishop Circle  
Pelham, Alabama 35124



20150617000202390 1/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
06/17/2015 08:12:28 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 **Twenty One Thousand, Five Hundred and no/100's Dollars (\$21,500.00)** and other good and valuable consideration to the undersigned

**IRA Innovations, LLC fbo David Jones, IRA**

(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 Brett Winford IRA**

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

**Lot 31, according to the Survey of Final Plat of Creekwater Phase Two B, as recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.**

**This conveyance is subject to:**

- 1. Taxes for the year 2014 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. Easement as recorded in Inst. No. 2008-5318.**
- 5. Right-of-way granted to BellSouth Telecommunications recorded in Inst. No. 2007-20092.**
- 6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-27705.**
- 7. Restrictions appearing of record in Inst. No. 2007-34511 and Inst. No. 2006-20050.**

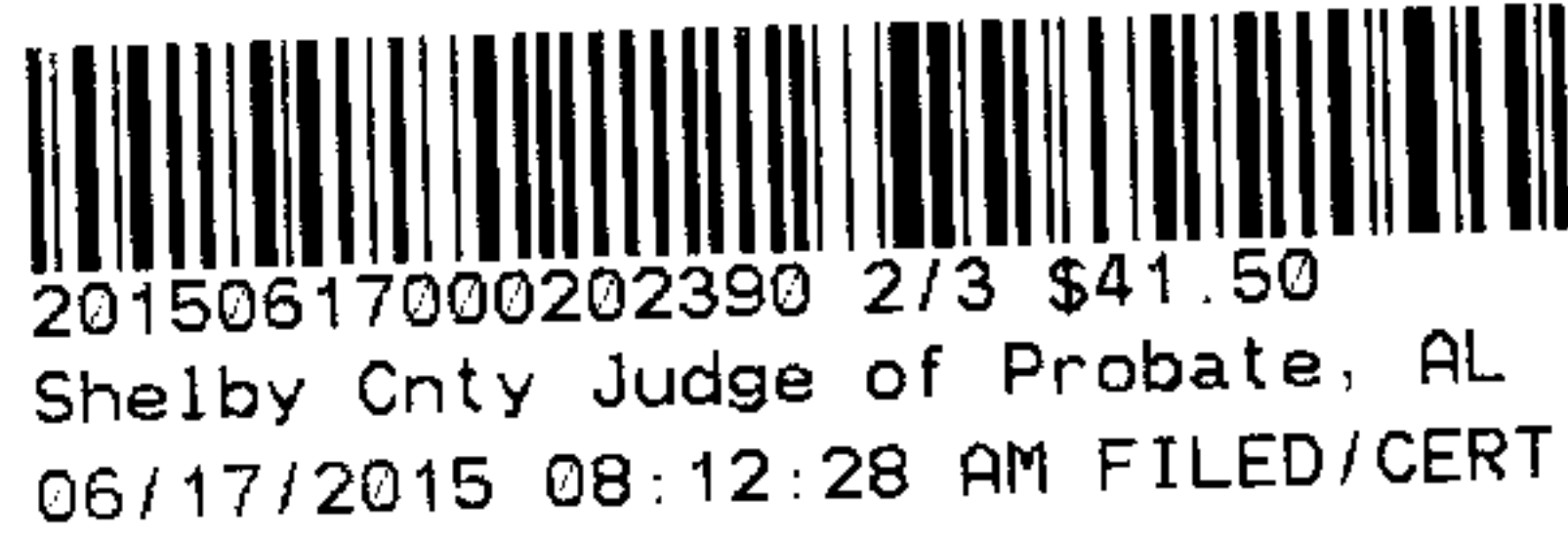
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

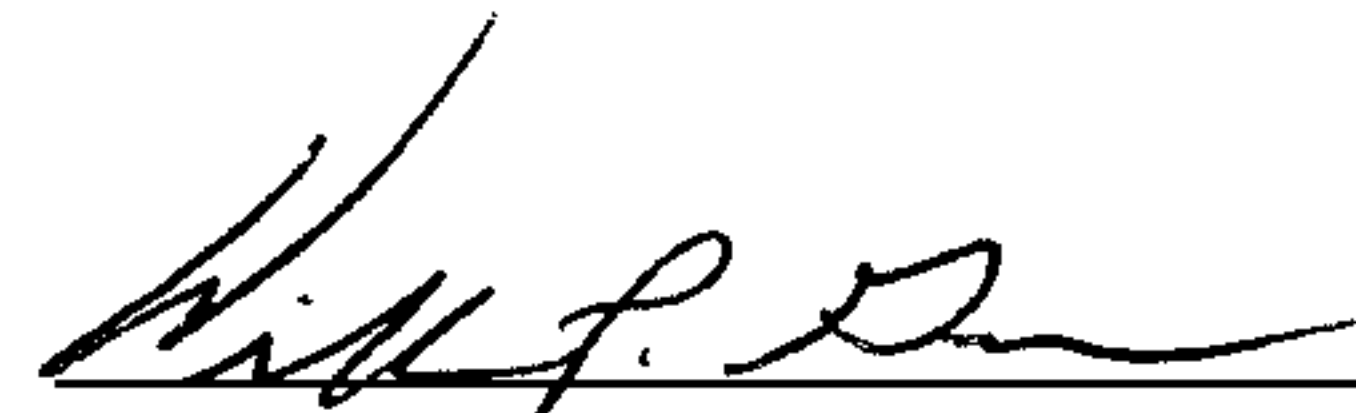
Shelby County, AL 06/17/2015  
State of Alabama  
Deed Tax: \$21.50

IN WITNESS WHEREOF, the said grantors, IRA Innovations, LLC fbo David Jones 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:



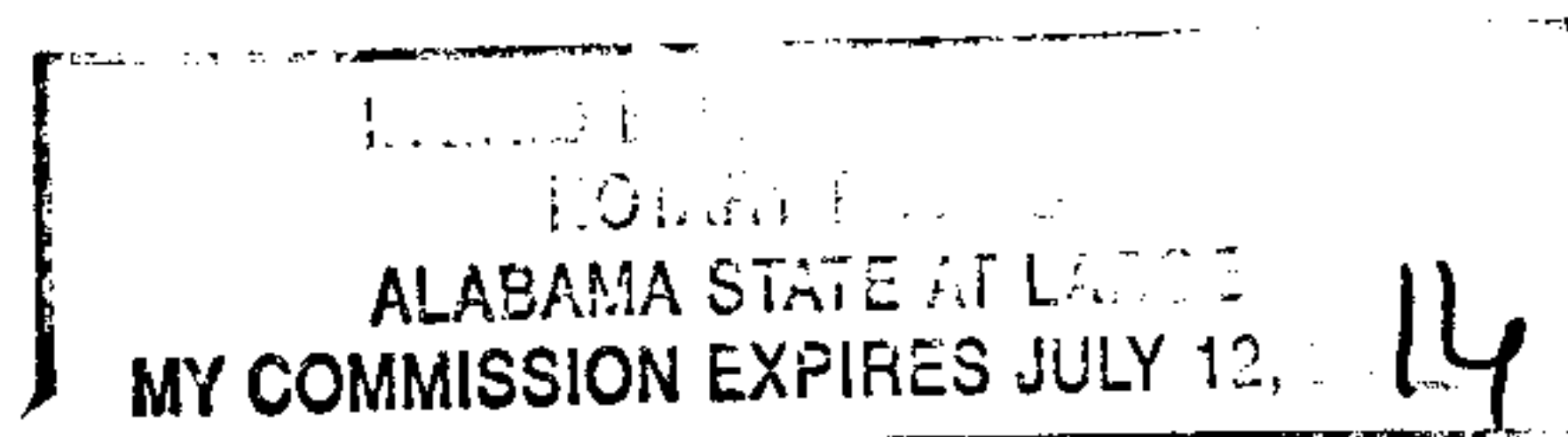
IRA Innovations, LLC fbo  
David Jones IRA


  
\_\_\_\_\_  
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 David Jones 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:  
IRA Innovations, LLC  
100 Concourse Parkway, Suite 275  
Birmingham, Alabama 35244

**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 David Jones IRA

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

Grantees' Name: IRA Innovations LLC  
Fbo Brett Winford IRA

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

Property Address: Lot 31 Creekwater  
Helena, AL 35080



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Date of Transfer: June 10, 2015

Total Purchase Price \$21,500.00

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: June 10, 2015

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

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