


THIS INSTRUMENT PREPARED BY:

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


20150619000206850 1/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/19/2015 02:23:54 PM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Thousand and no/100's Dollars (\$400,000.00)** and other good and valuable consideration to the undersigned

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 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

Newcastle Development, LLC

(hereinafter referred to as grantee) 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.

The full purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.



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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.

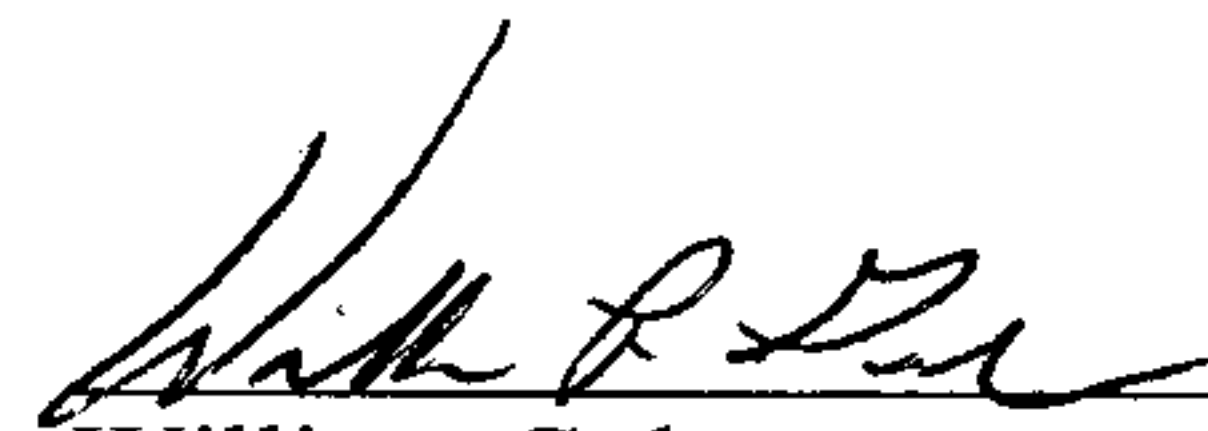
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantors do for themselves, their successors and assigns, covenant with said grantee, its 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors, IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA, IRA Innovations, LLC fbo Robert Connor Farmer, Jr. Traditional IRA, IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA and IRA Innovations, LLC fbo April Adams IRA by their Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 18th day of June, 2015.

ATTEST:


IRA Innovations, LLC fbo
Robert Connor Farmer, Jr. SEP IRA



William Gulas
It's Authorized Representative

ATTEST:

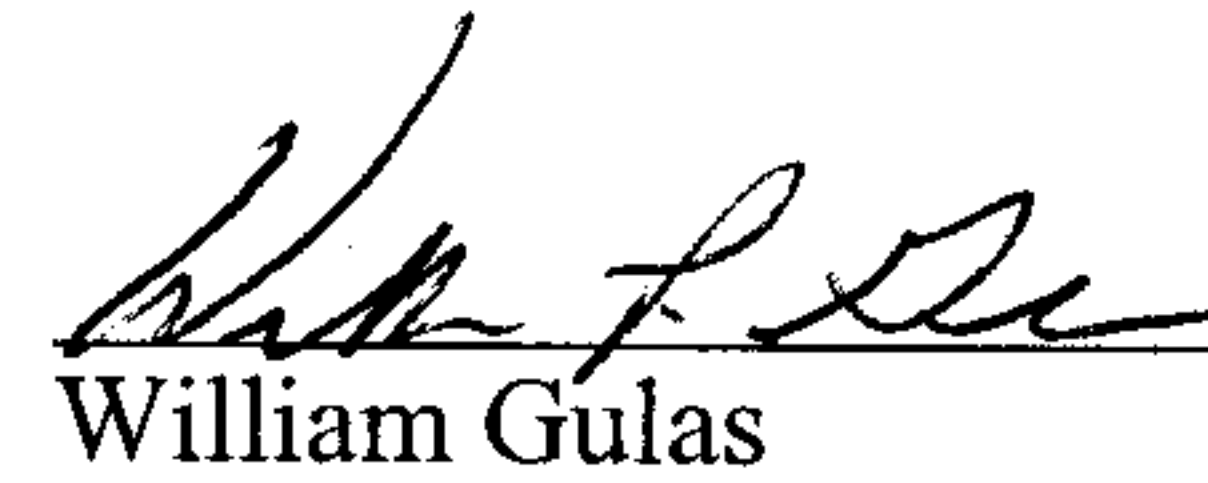
IRA Innovations, LLC fbo
Robert Connor Farmer, Jr. Traditional IRA



William Gulas
It's Authorized Representative

ATTEST:

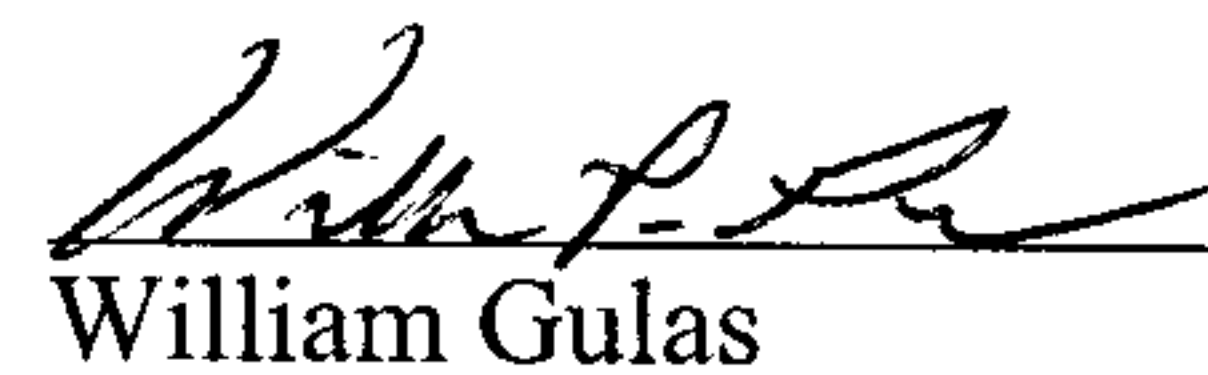
IRA Innovations, LLC fbo
Jerry Robert Adams, Jr., IRA


William Gulas

It's Authorized Representative

ATTEST:

IRA Innovations, LLC fbo
April Adams IRA

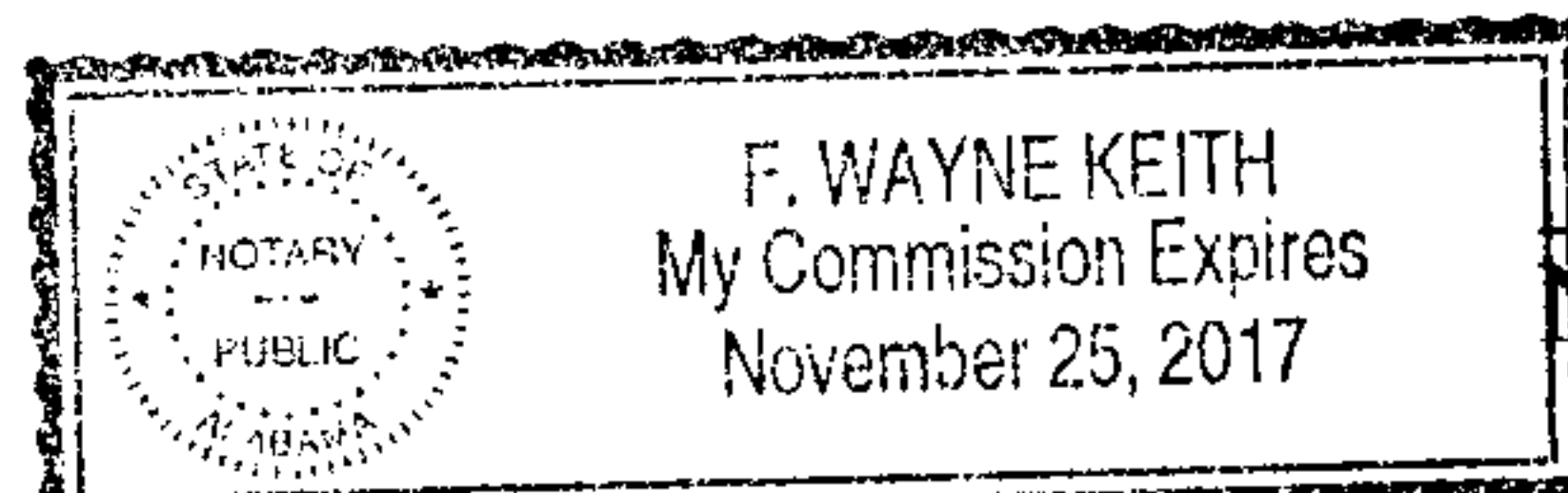

William Gulas

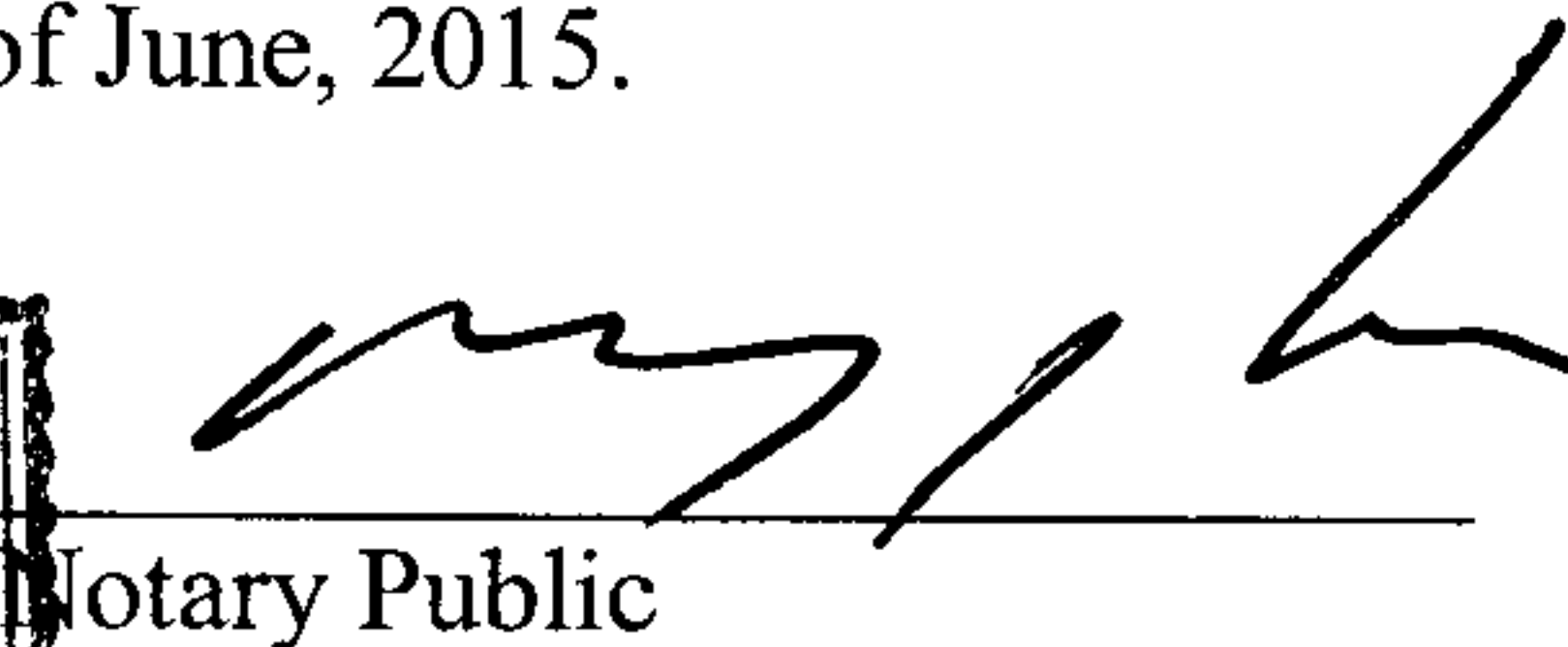
It's Authorized Representative

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 Robert Connor Farmer, Jr. SEP 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 18th day of June, 2015.

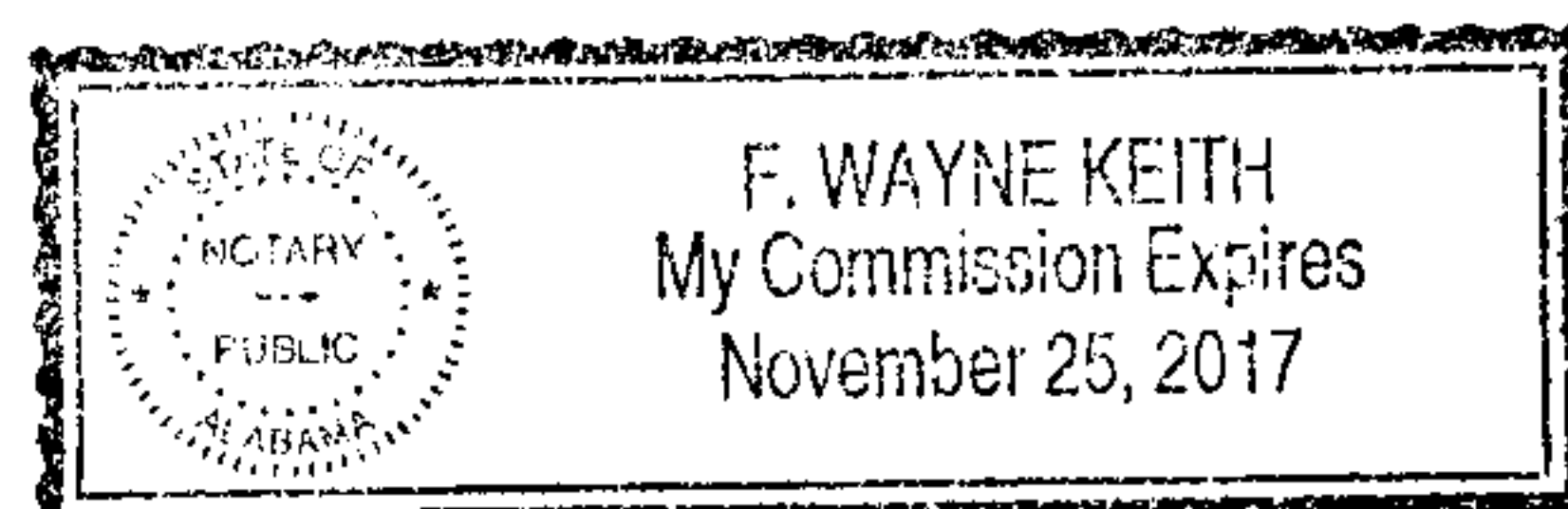


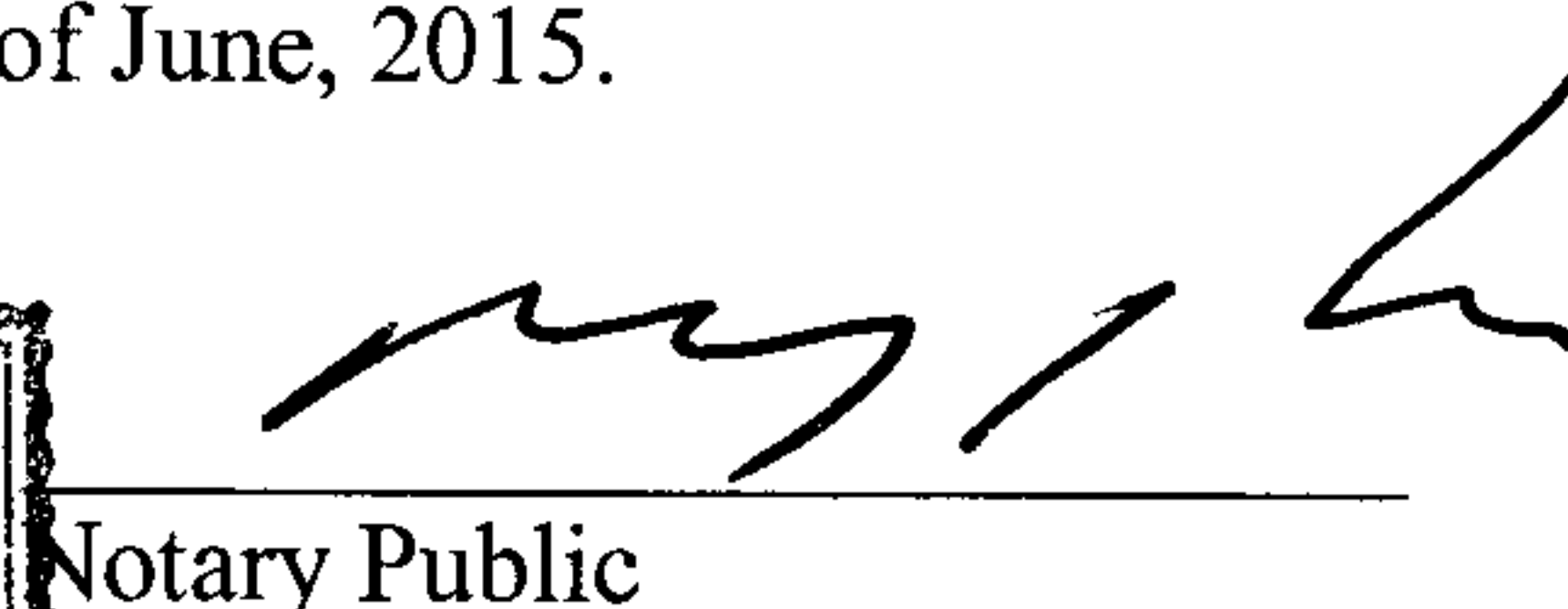

Notary Public

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 Robert Connor Farmer, Jr. Traditional 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 18th day of June, 2015.

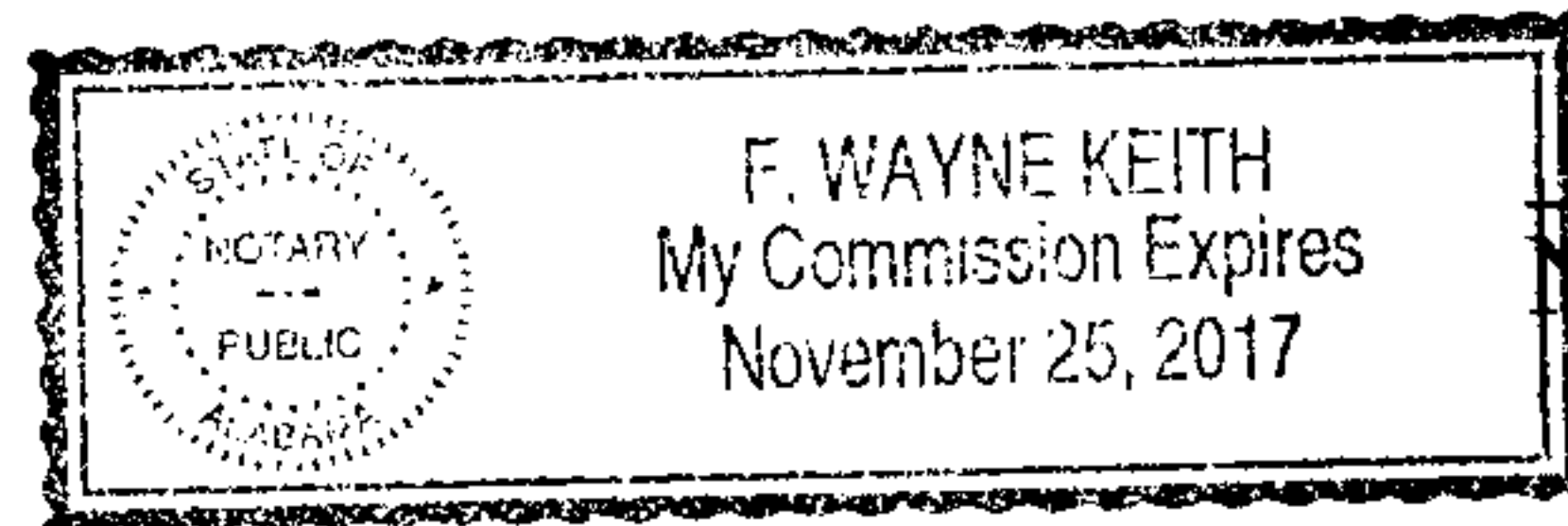



Notary Public

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 Robert Adams, Jr., 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 18th day of June, 2015.



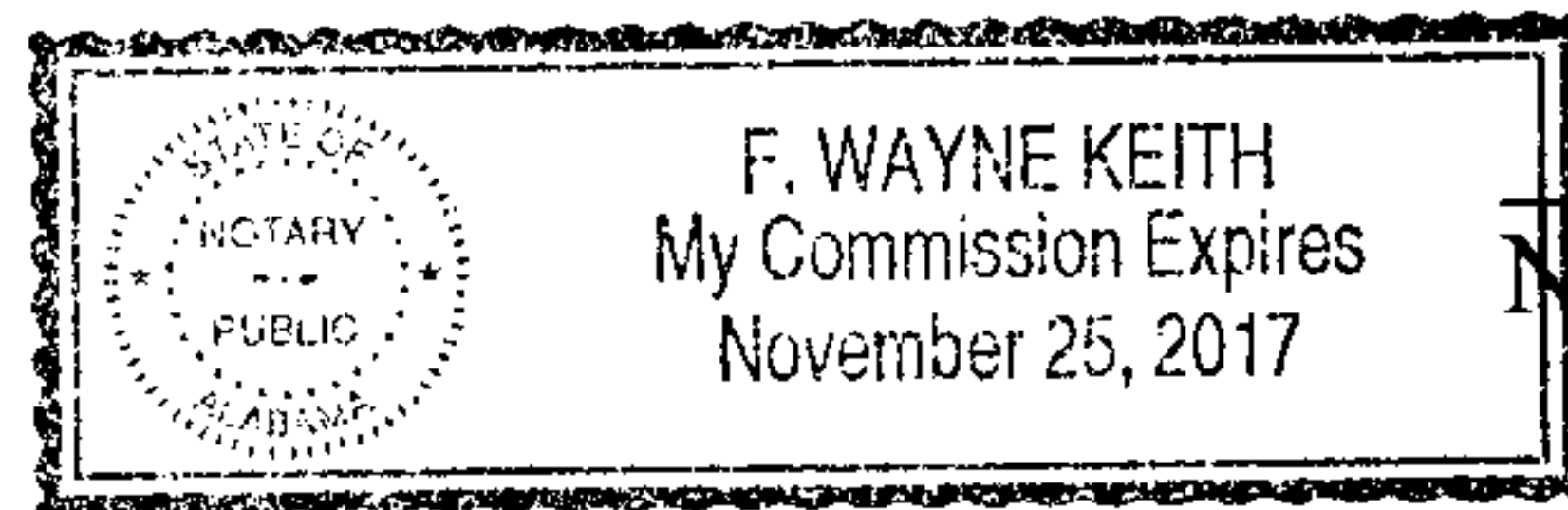
[Signature]

Notary Public

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 April Adams 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 18th day of June, 2015.



[Signature]

Notary Public

SEND TAX NOTICE TO:
Newcastle Development LLC
3978 Parkwood Road SE
Bessemer, Alabama 35022

Real Estate Sales Validation Form

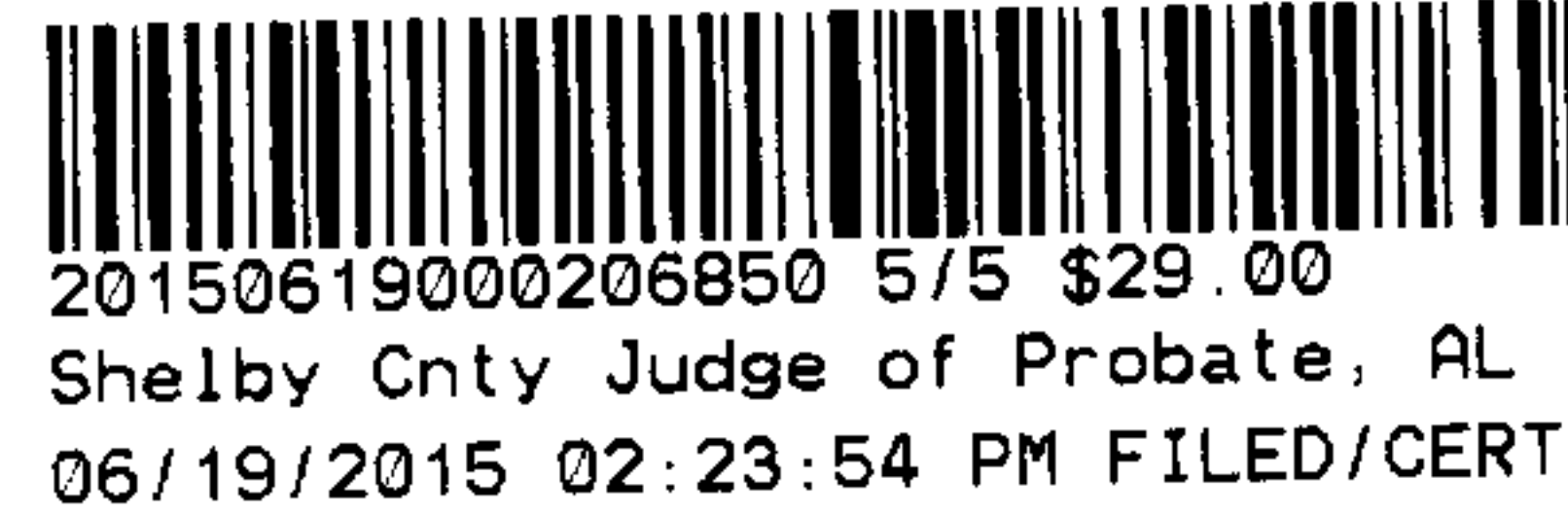
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: IRA Innovations, LLC fbo Robert Connor Farmer, Jr. SEP IRA
IRA Innovations, LLC fbo Robert Connor Farmer, Jr. Traditional IRA
IRA Innovations, LLC fbo Jerry Robert Adams, Jr. IRA
IRA Innovations, LLC fbo April Adams IRA

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

Grantee's Name: Newcastle Development, LLC

Mailing Address : 3978 Parkwood Road SE
Bessemer, AL 35022



Property Address: see description on deed

Date of Transfer: June 18, 2015

Total Purchase Price \$400,000.00

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 18, 2015

Sign

x

verified by F. Wayne Keith