

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
IRA Innovations, LLC
P.O. Box 360750
Birmingham, AL 35236

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED and 00/100 Dollars (\$219,900.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Mary Heather Scheinert Reid**, a married woman (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **IRA Innovations, LLC fbo David K. Williamson, IRA** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

Mary Heather Scheinert Reid is one and the same as Mary Heather Sheinert Reed as described in Probate Case #2013-000312 in the Probate Court of Shelby County, Alabama.

\$119,900.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her Spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for herself and for her heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs 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 grantor has hereunto set her hand and seal this the 1st day of July, 2015.


Mary Heather Scheinert Reid

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Heather Scheinert Reid, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 1st day of July, 2015.


NOTARY PUBLIC
My Commission Expires 8-25-15

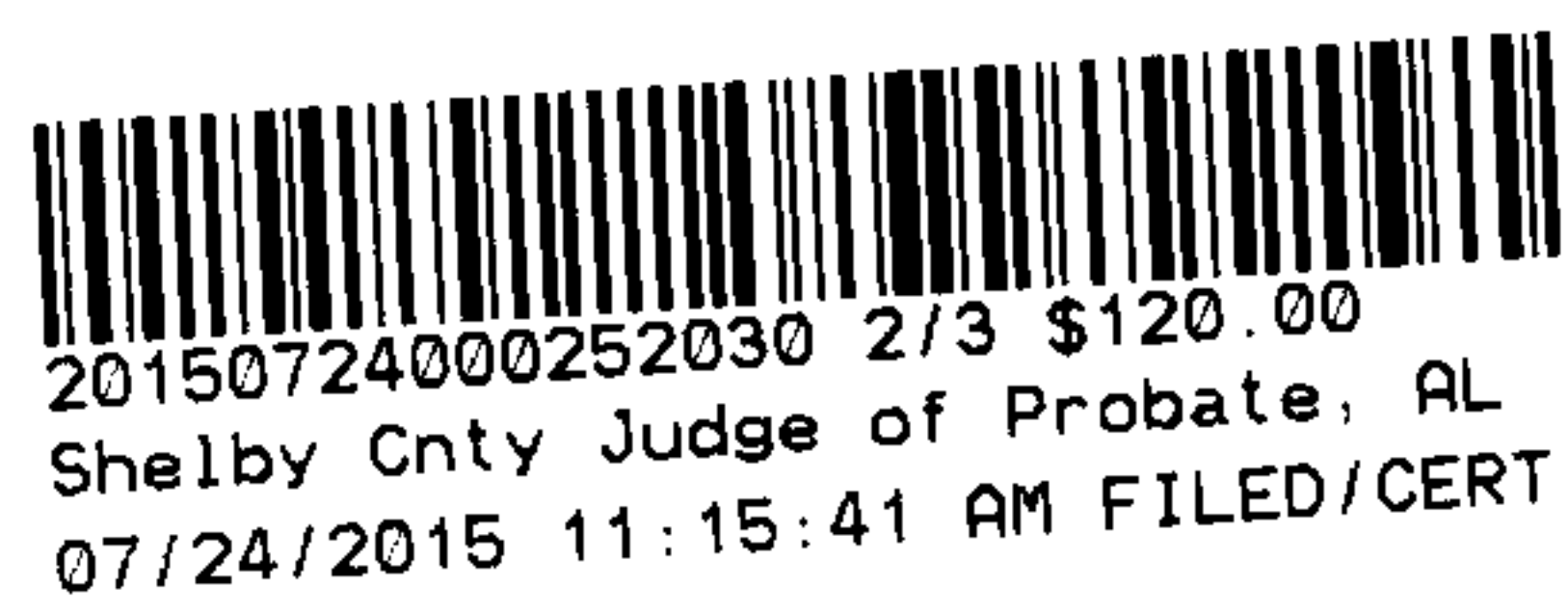
Shelby County, AL 07/24/2015
State of Alabama
Deed Tax: \$100.00

EXHIBIT A

Legal Description:

Parcel 1 according to the survey of Van Marcus Peacy, PLS 16681, dated November 1, 2007, and being more particularly described as follows:

A parcel of land being situated partly in the Northeast Quarter of Section 6, and in the Northwest Quarter of Section 5, in Township 20 South, Range 1 East; the Southwest Quarter of Section 32 and the Southeast Quarter of Section 31 of Township 19 South, Range 1 East; thence run West along the South line of said Section a distance of 1378.88 feet; thence right 146 degrees 13 minutes 46 seconds a distance of 744.37 feet to the point of beginning; thence left 79 degrees 20 minutes 01 seconds a distance of 127.92 feet; thence right 51 degrees 22 minutes 00 seconds a distance of 644.48 feet; thence right 105 degrees 48 minutes 50 seconds a distance of 390.28 feet; thence left 8 degrees 52 minutes 14 seconds a distance of 253.98 feet, thence right 6 degrees 27 minutes 14 seconds a distance of 215.03 feet; thence right 2 degrees 52 minutes 50 seconds a distance of 509.68 feet; thence right 73 degrees 43 minutes 46 seconds a distance of 209.53 feet; thence left 5 degrees 10 minutes 28 seconds a distance of 229.95 feet; thence left 13 degrees 47 minutes 44 seconds a distance of 63.00 feet; thence right 103 degrees 38 minutes 18 seconds a distance of 178.38 feet; thence left 2 degrees 59 minutes 22 seconds a distance of 670.75 feet; thence right 43 degrees 53 minutes 50 seconds a distance of 64.28 feet; thence left 3 degrees 16 minutes 33 seconds a distance of 225.14 feet; thence left 10 degrees 50 minutes 25 seconds a distance of 98.35 feet; thence left 8 degrees 25 minutes 22 seconds a distance of 95.76 feet to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Mary Heather Scheinert Reid
Mailing Address 8627 Central Road
Warrior, AL 35180

Grantee's Name IRA Innovations LLC
Mailing Address FBO David K. Williamson
PO Box 360750
Birmingham, AL 35236

Property Address See Legal Description
Attached to Deed

Date of Sale 7-1-15
Total Purchase Price \$ 219,900.00

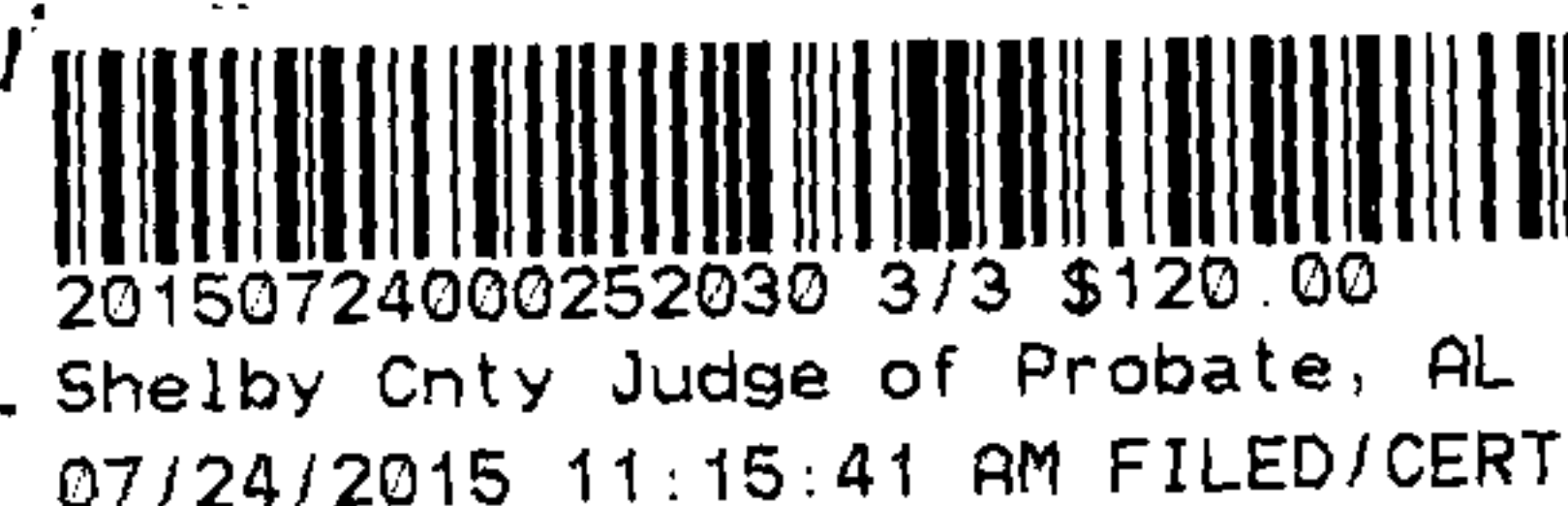
or
Actual Value \$

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 7-1-15

Print Gregory D Harrison

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-