



20150902000306080 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
09/02/2015 09:34:23 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$45.00

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Seven Thousand, Five Hundred and no/100's Dollars (\$177,500.00)** to the undersigned grantor,

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

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto

Gregory Denny and Priscila Denny

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A&B in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2015 and subsequent years.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property.

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.

Restrictions appearing of record in Instrument 2007-57625 and Instrument 2011-31801 in the Office of the Judge of Probate of Shelby County, Alabama.

\$132,800.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving

grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

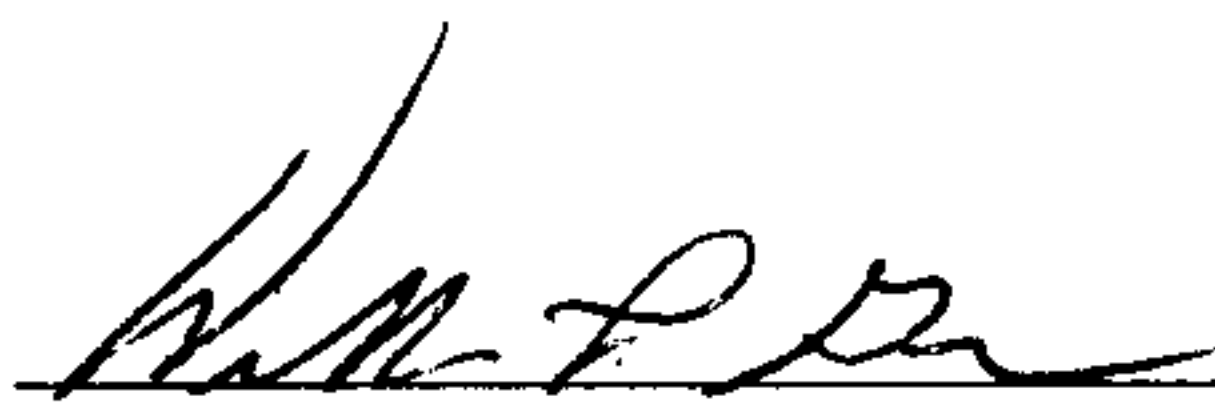
And I do, for myself and for my successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell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

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 28th day of August, 2015.

WITNESS:

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

By:


William Gulas
Its Authorized Representative

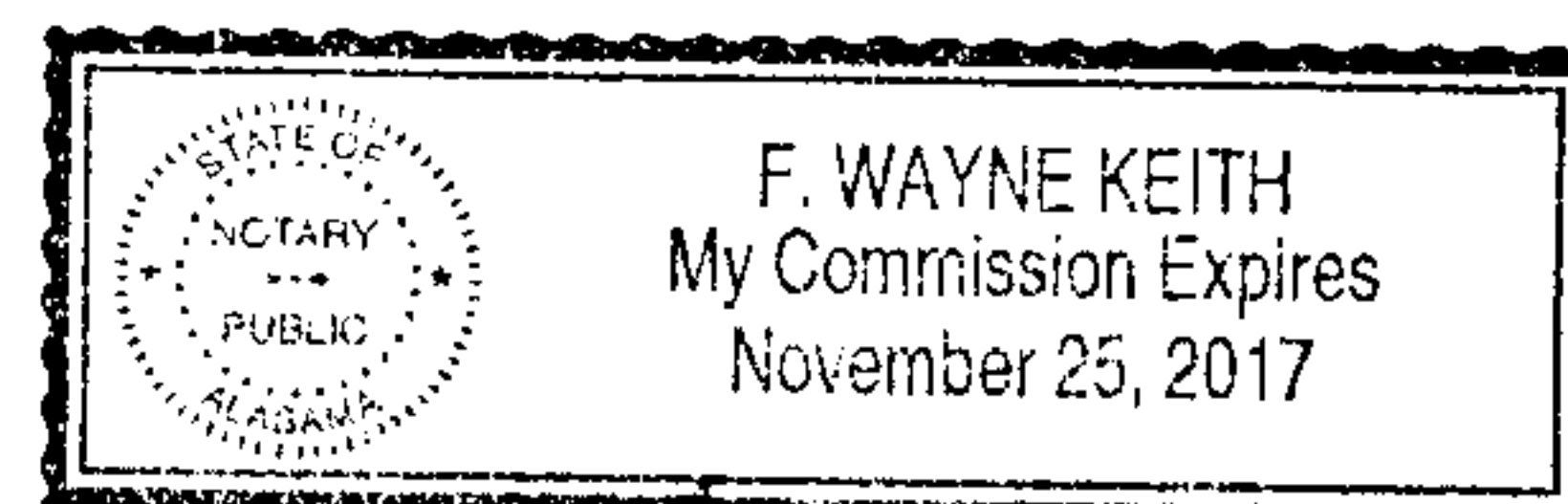
STATE OF ALABAMA
SHELBY COUNTY


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 Robert Adams, Sr. IRA 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 of IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA on the day the same bears date.

Given under my hand and seal this the 28th day of August, 2015.


Notary Public

SEND TAX NOTICE TO:
Gregory Denny
1170 Stagg Run Trail
Indian Springs, AL 35124




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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 Robert Adams Sr IRA

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

Grantee's Name: Gregory Denny
Priscila Denny

Mailing Address: 1170 Stagg Run Trail
Indian Springs, AL 35124

Property Address: see legal description on deed

Date of Transfer: August 28, 2015

Total Purchase Price \$177,500.00

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	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: August 28, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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