



20150908000310910 1/3 \$54.00  
Shelby Cnty Judge of Probate, AL  
09/08/2015 09:16:05 AM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Glen A. Crumpton and Deanna Crumpton  
220 Anna Creek Drive  
Helena, AL 35080

STATE OF ALABAMA )

)

**STATUTORY WARRANTY DEED**

COUNTY OF SHELBY )

)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **IRA Innovations, LLC, an Alabama limited liability company, for the benefit of David Jones, IRA** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Glen A. Crumpton and Deanna Crumpton** (hereinafter referred to as GRANTEE), ), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 25-A, according to the Map and Survey of Creekwater, Resurvey 2, as recorded in Map Book 44, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, and subsequent years, existing easements, restrictions, set back lines, rights of ways and limitations, if any, of record.

This instrument is being executed as required by the Articles of Organization and Operational Agreement, if any, of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has, through its duly authorized member, hereunto set its hand and seal this the 28th day of August, 2015.

**IRA Innovations, LLC,**  
**an Alabama limited liability company**  
**for the benefit of David Jones, IRA**

By: \_\_\_\_\_

**William P. Gulas**

**Its: Authorized Representative**

Shelby County, AL 09/08/2015  
State of Alabama  
Deed Tax: \$34.00

STATE OF ALABAMA)

:  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William P. Gulas, whose name as Authorized Representative of IRA Innovations, LLC, an Alabama limited liability company, for the benefit of David Jones, IRA, 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 deed, he as such authorized representative and with full authority, signed the same voluntarily for and as the act of said limited liability company.

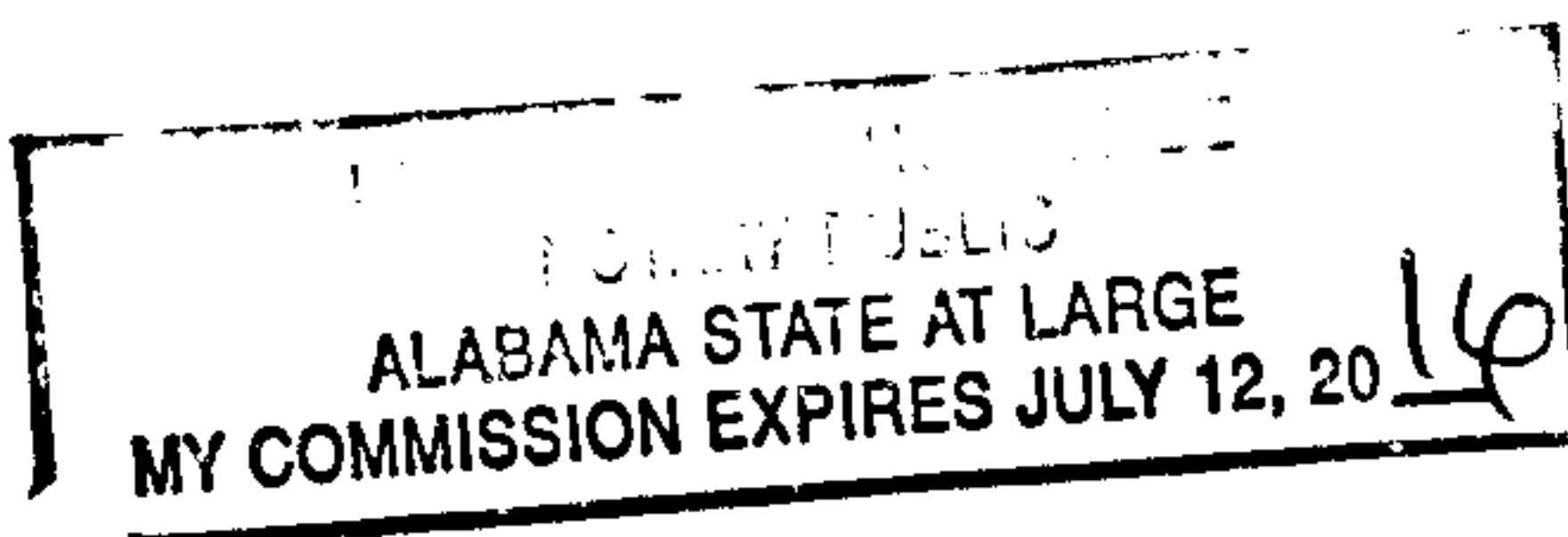
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of August, 2015.

Ingrid Elise Decker

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

(MUST AFFIX SEAL)



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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

Grantor's Name IRA Innovations, LLC for the benefit  
of David Jones, IRA

Grantee's Name Glen A. Crumpton and Deanna  
Crumpton

Mailing Address P.O. Box 360750  
Birmingham, AL 35236

Mailing Address 220 Anna Creek Drive  
Helena, AL 35080

Property Address 220 Anna Creek Drive  
Helena, AL 35080

Date of Sale August 28, 2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 34,000.00

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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/ Assessor's Appraised Value  
☐ Sales Contract ☐ Other - property tax redemption  
☐ 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.

## 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

IRA Innovations, LLC for the benefit of David Jones, IRA  
Print William P. Gulas, Authorized Representative

Unattested

Elm Holabak  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one