

This instrument prepared by:  
Harold H. Goings  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

Purchaser's address:  
IRA Innovations, LLC FBO  
P. O. Box 360750  
Birmingham, Alabama 35236

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventy-Five Thousand and no/100 Dollars (\$375,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **JAK, LLC, an Alabama limited liability company** (herein referred to as "Grantor") does grant, bargain, sell and convey unto **IRA Innovations, LLC FBO Lewis Jackson White, IRA an undivided 57.41% interest and IRA Innovations, LLC FBO Alycia Gulas White, IRA an undivided 42.58% interest** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:


See attached Exhibit "A" for Legal Description.

Property address: 3400 Oak Mountain State Park Road, Pelham, Alabama 35124

Subject to:

1. 2016 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

Shelby County, AL 10/28/2015  
State of Alabama  
Deed Tax: \$375.00

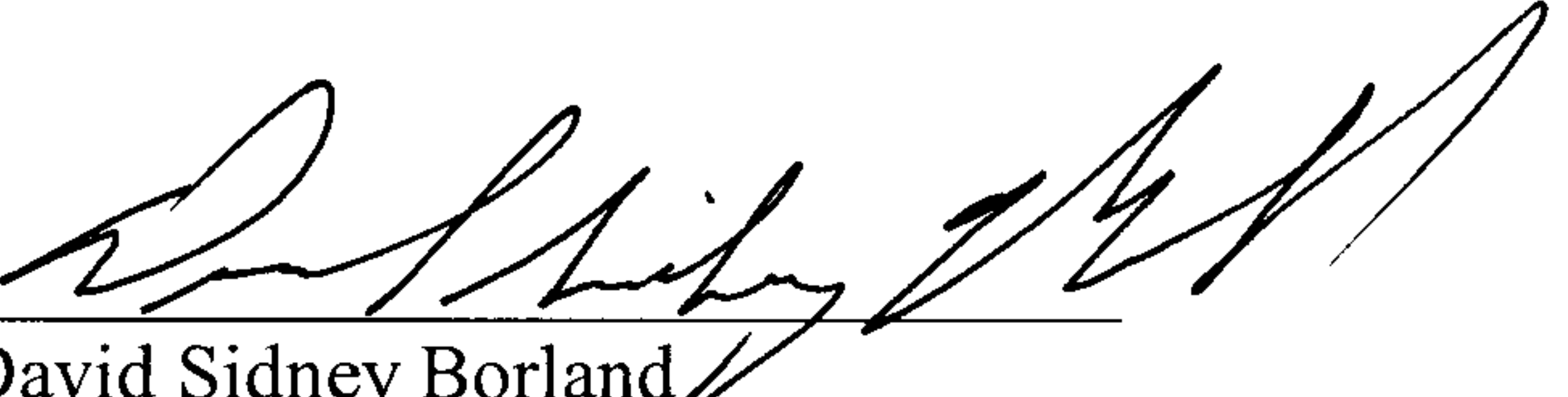
  
20151028000375950 1/5 \$401.00  
Shelby Cnty Judge of Probate, AL  
10/28/2015 10:51:17 AM FILED/CERT

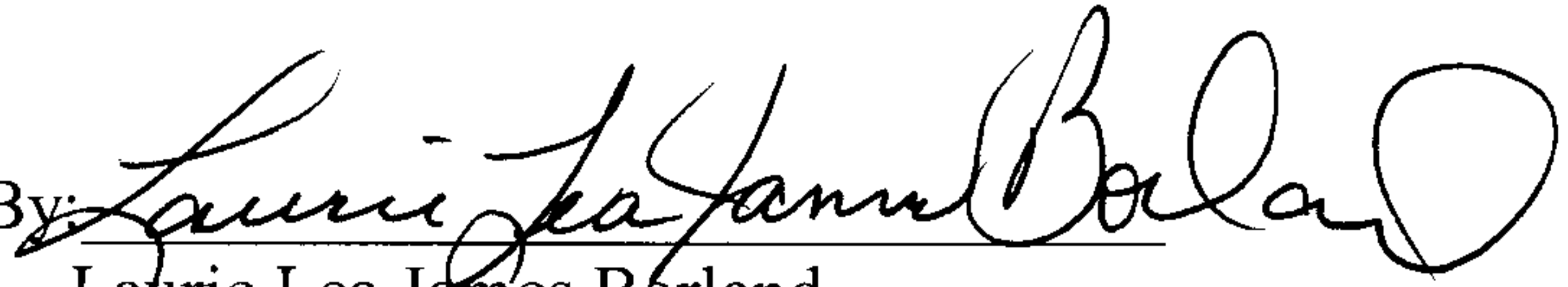
TO HAVE AND TO HOLD to the said Grantee and Grantees' successors and assigns forever.


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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this the 15<sup>th</sup> day of October, 2015.

JAK, LLC

By:   
David Sidney Borland  
Its: Managing Member

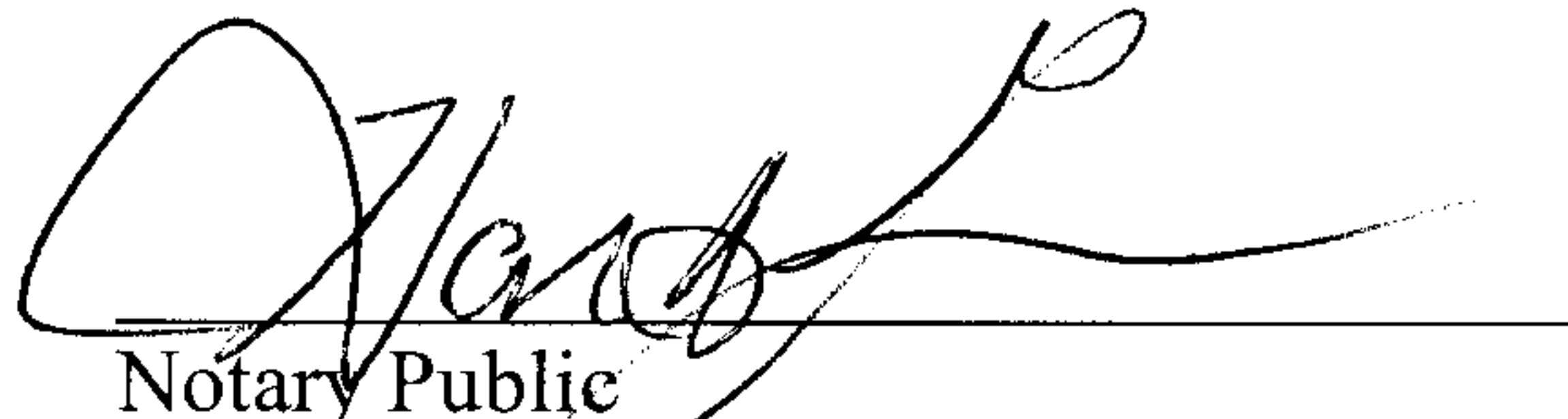
By:   
Laurie Lea James Borland  
Its: Managing Member

  
20151028000375950 2/5 \$401.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Sidney Borland and Laurie Lea James Borland, Managing Members of JAK, LLC, an Alabama limited liability company, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity as Managing Members, and with full authority, executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of October, 2015.

  
Notary Public  
My Commission Expires: 8/21/19

Seller's address:  
2120 Magnolia Way  
Birmingham, Alabama 35243

  
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## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

**A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Begin at the Southeast corner of the North 1/4 of said 1/4-1/4 Section; thence run North along the East 1/4-1/4 line 78.28 feet to an iron pin on the Southwest right of way of Oak Mountain State Park Road; thence turn left 52 degrees, 18 minutes, 11 seconds to the tangent of a clockwise curve having a delta angle of 21 degrees, 23 minutes, 43 seconds and a radius of 560.00 feet and run along the arc of said curve 209.11 feet to an iron; thence turn left 134 degrees, 11 minutes, 23 seconds from tangent of said curve and run Southwest 240.90 feet to an iron on the North line of said South 1/2 of said 1/4-1/4 Section; thence turn right 75 degrees, 21 minutes, 59 seconds and run West along said North Line 8.71 feet; thence turn left 89 degrees, 18 minutes, 19 seconds and run South 208.71 feet; thence turn left 90 degrees, 41 minutes, 41 seconds and run East 208.71 feet to a point on the East 1/4-1/4 line; thence turn left 89 degrees, 18 minutes, 19 seconds and run North 208.71 feet to the point of beginning.**

**Being situated in Shelby County, Alabama.**

  
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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 JAK, LLC  
Mailing Address 2120 Magnolia Way  
Birmingham, AL 35243

Grantee's Name \*\*  
Mailing Address P. O. Box 360750  
Birmingham, AL 35236

\* I RA Innovations, LLC FBO Lewis Jackson White, IRA & IRA Innovations, LLC FBO Alycia Gulas White, IRA  
Property Address 3400 Oak Mountain State  
Park Road  
Pelham, AL 35124  
Date of Sale 10/15/2015  
Total Purchase Price \$ 375,000.00  
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 10/15/15

Print Howard H. Gault

☐ Unattested

George Ann White  
(verified by)

Sign

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

Form RT-1



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