


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20160205000037450 1/4 \$83.00  
Shelby Cnty Judge of Probate, AL  
02/05/2016 09:55:36 AM FILED/CERT

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**WARRANTY DEED**  
**Joint tenants with right of survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Ninety Nine Thousand, Nine Hundred and no/100's Dollars (\$299,900.00)** and other good and valuable consideration to the undersigned

**IRA Innovations, LLC fbo [REDACTED] and IRA Innovations, LLC fbo [REDACTED]**

(hereinafter referred to a 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

**Jason B. McCollough and Ashley McCollough**

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

**Lot 539, according to the Final Plat Riverwoods, 5th Sector, Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama.**

**This conveyance subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Easement granted to Riverwoods Properties as recorded in Inst. No. 2003-53593.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-38 and Inst. No. 2004-39.**
- 5. Right-of-way granted to Alabama Power Company recorded In Instrument No. 2002-46365.**
- 6. Restrictions and covenants appearing of record In Instrument No. 2002-7338; Instrument No. 1996-2205; Inst. No. 2004-37; Inst. No. 2005-38339 and Inst. No. 2007-43516.**
- 7. Right-of-way granted to Alabama Power Company recorded In Deed Volume 127, Page 442.**
- 8. Right-of-way granted to South Central Bell Telephone Company recorded in Shelby Real 116, Page 275.**
- 9. 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,.**
- 10. Right-of-way granted to Southern Natural Gas recorded In Inst. No. 2001-54741.**

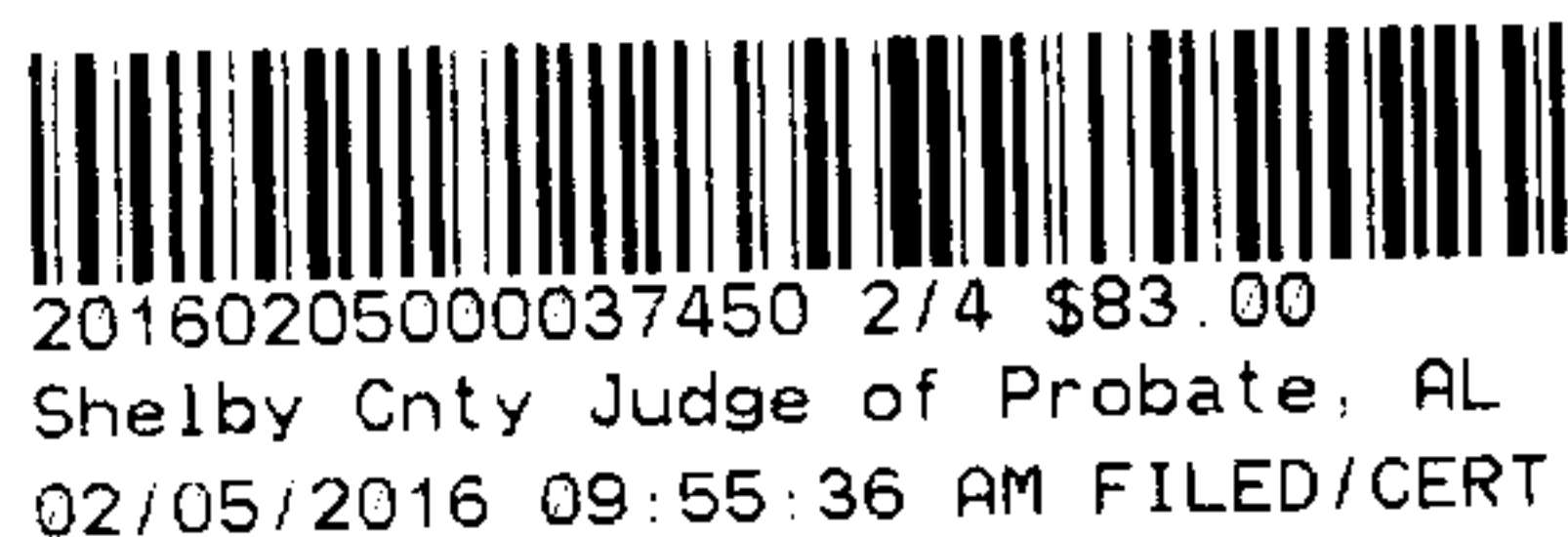
**\$239,920.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

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

IN WITNESS WHEREOF, the said grantors, IRA Innovations, LLC fbo Account 1102032 and IRA Innovations, LLC fbo Account 1301557 by their Authorized Representative, who is authorized to execute this conveyance has hereunto set its signature and seal this the 28th day of January, 2016.

ATTEST:



IRA Innovations, LLC fbo  
Account 1102032

William Gulas  
It's Authorized Representative

ATTEST:

IRA Innovations, LLC fbo  
Account 1301557

William Gulas  
It's Authorized Representative

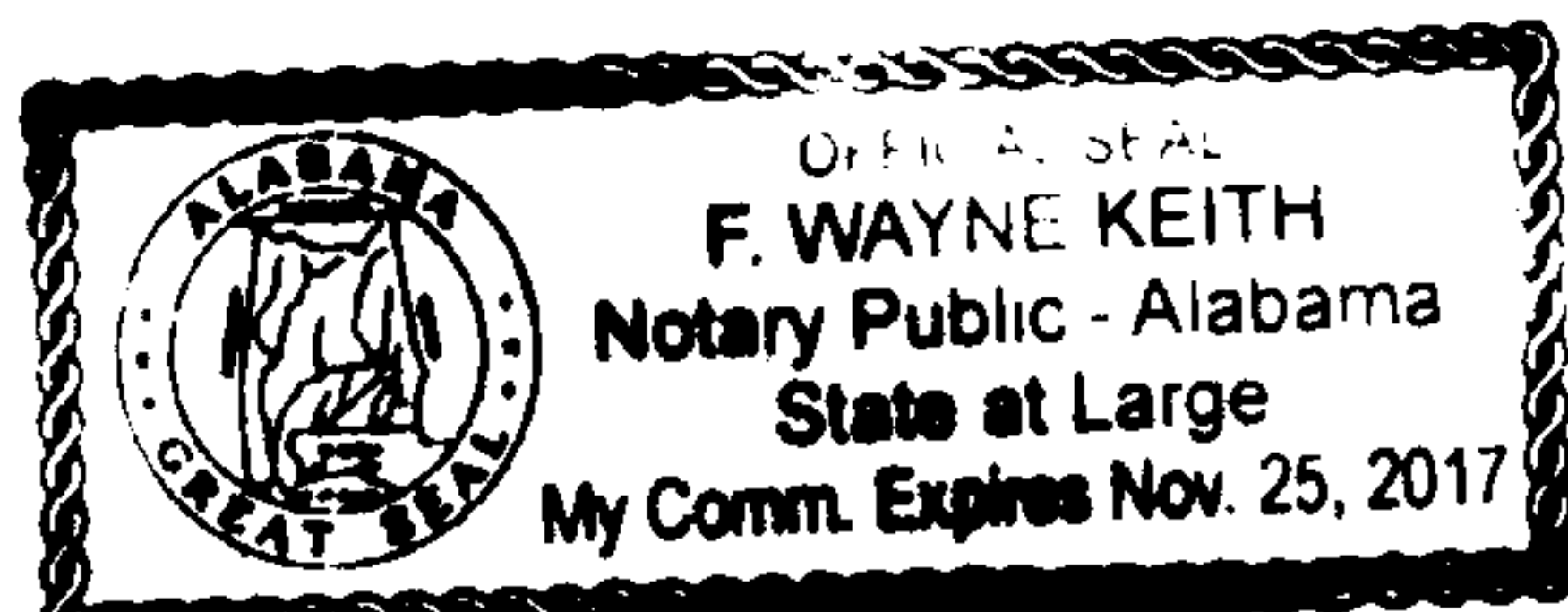
*Notary Acknowledgements on next page*



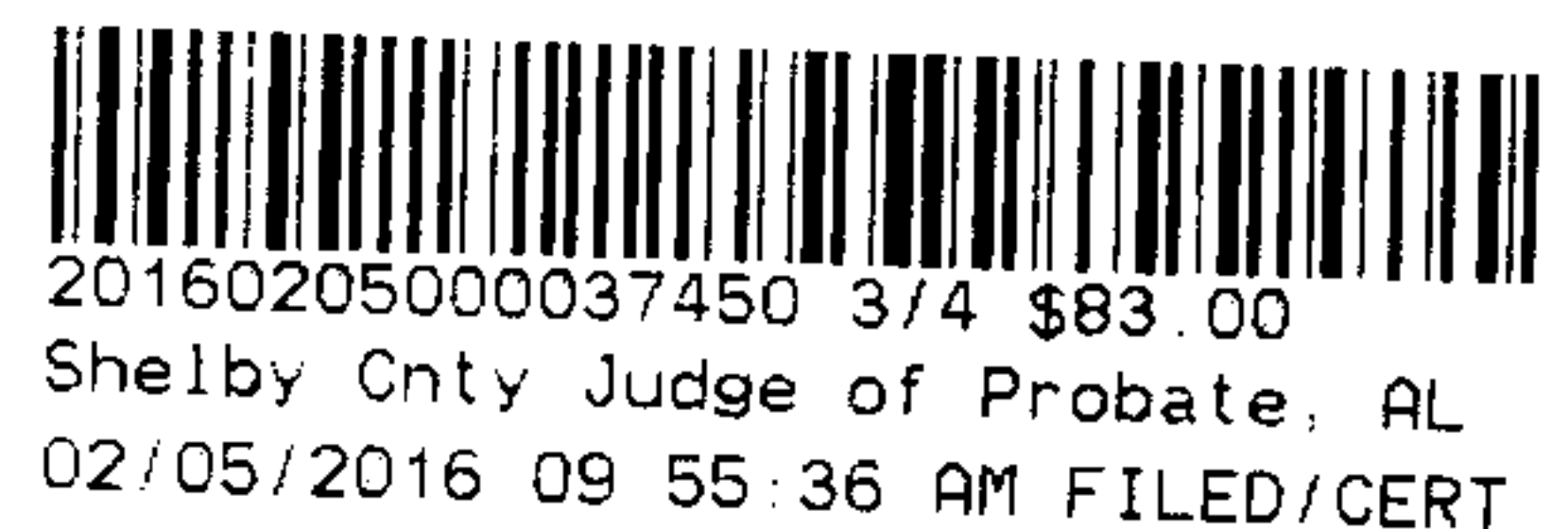
STATE OF ALABAMA  
SHELBY COUNTY

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 Account 1102032, 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 28th day of January, 2016.



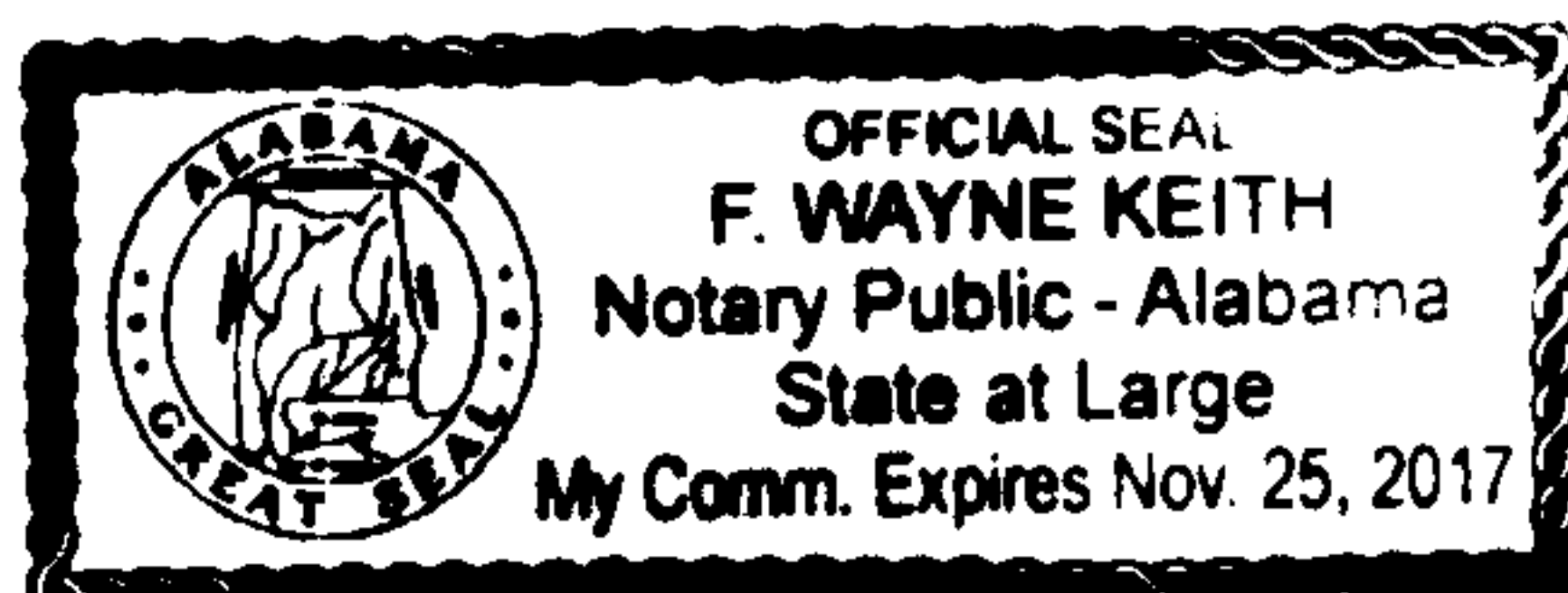
  
Notary Public



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 Account 1301557, 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 28th day of January, 2016.



  
Notary Public

SEND TAX NOTICE TO:  
Jason B. McCollough  
232 Piney Woods Lane  
Helena, Alabama 35080

### 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 1102032  
IRA Innovations, LLC fbo 1301557

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

Grantee's Name: Jason B McCollough  
Ashley McCollough

Mailing Address: 232 Piney Woods Lane  
Helena, AL 35080

Property Address: See legal description on deed

Date of Transfer: January 28, 2016

Total Purchase Price \$299,900.00

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  
☒ 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.

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: January 28, 2016

Sign

x

verified by closing agent  
F. Wayne Keith Attorney

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