



20160301000064620 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
03/01/2016 11:43:58 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 03/01/2016
State of Alabama
Deed Tax: \$65.00

[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 **Sixty Five Thousand and no/100's Dollars (\$65,000.00)** to the undersigned grantor,

IRA Innovations, LLC fbo Brett Winford IRA

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

Mark R. Wells and Deborah S. Wells

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

Lot 218, according to the Survey of Final Plat of Riverwoods, Second Sector, First Addition, as recorded in Map Book 30, Page 127, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**
- 4. Restrictions appearing of record in Instrument 2002-73381.**
- 5. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2002-46365, Instrument No. 2004-38, Instrument No. 2004-39.**

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 26th day of February, 2016.

WITNESS:

IRA Innovations, LLC fbo
Brett Winford IRA

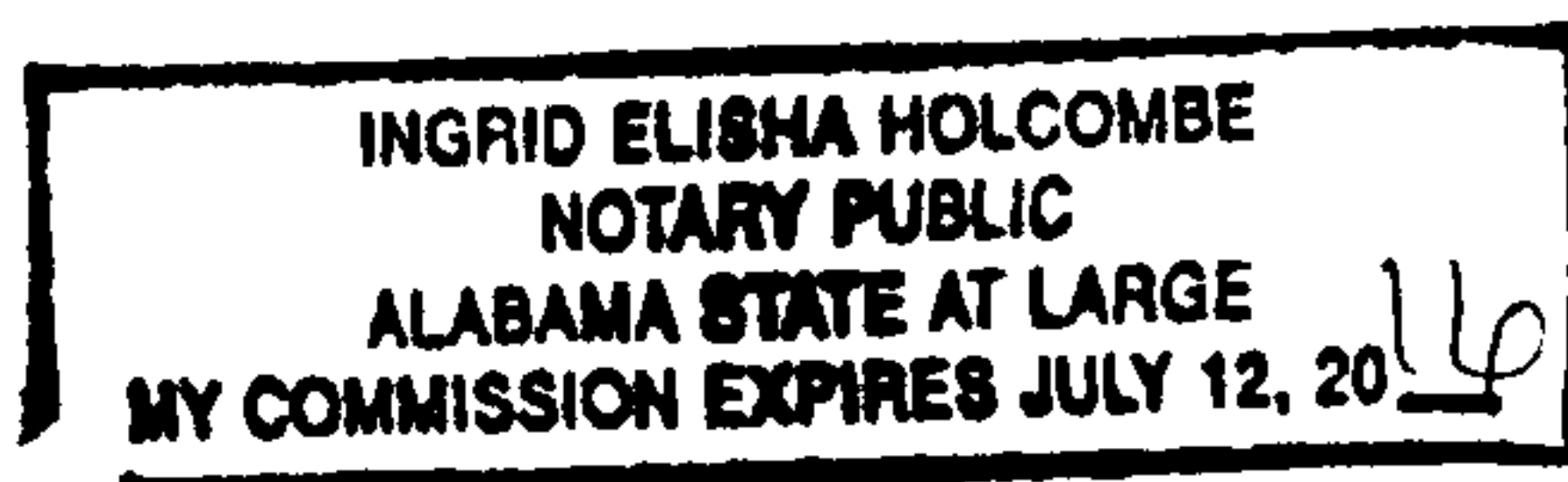
By: _____

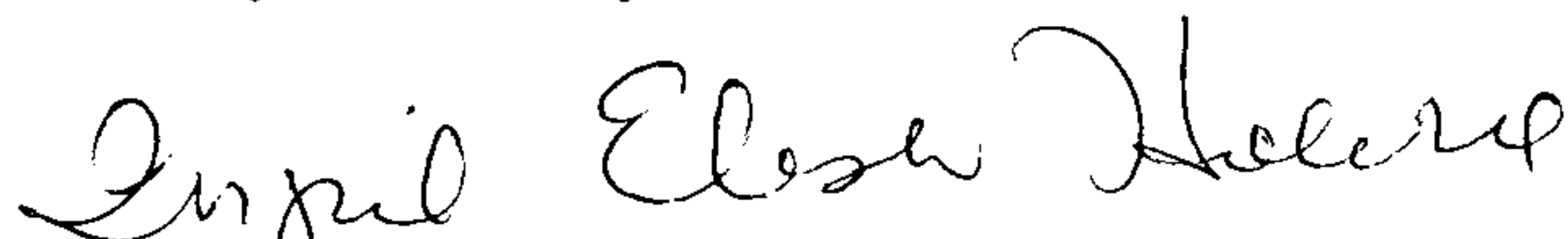

William Gulas
Its Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

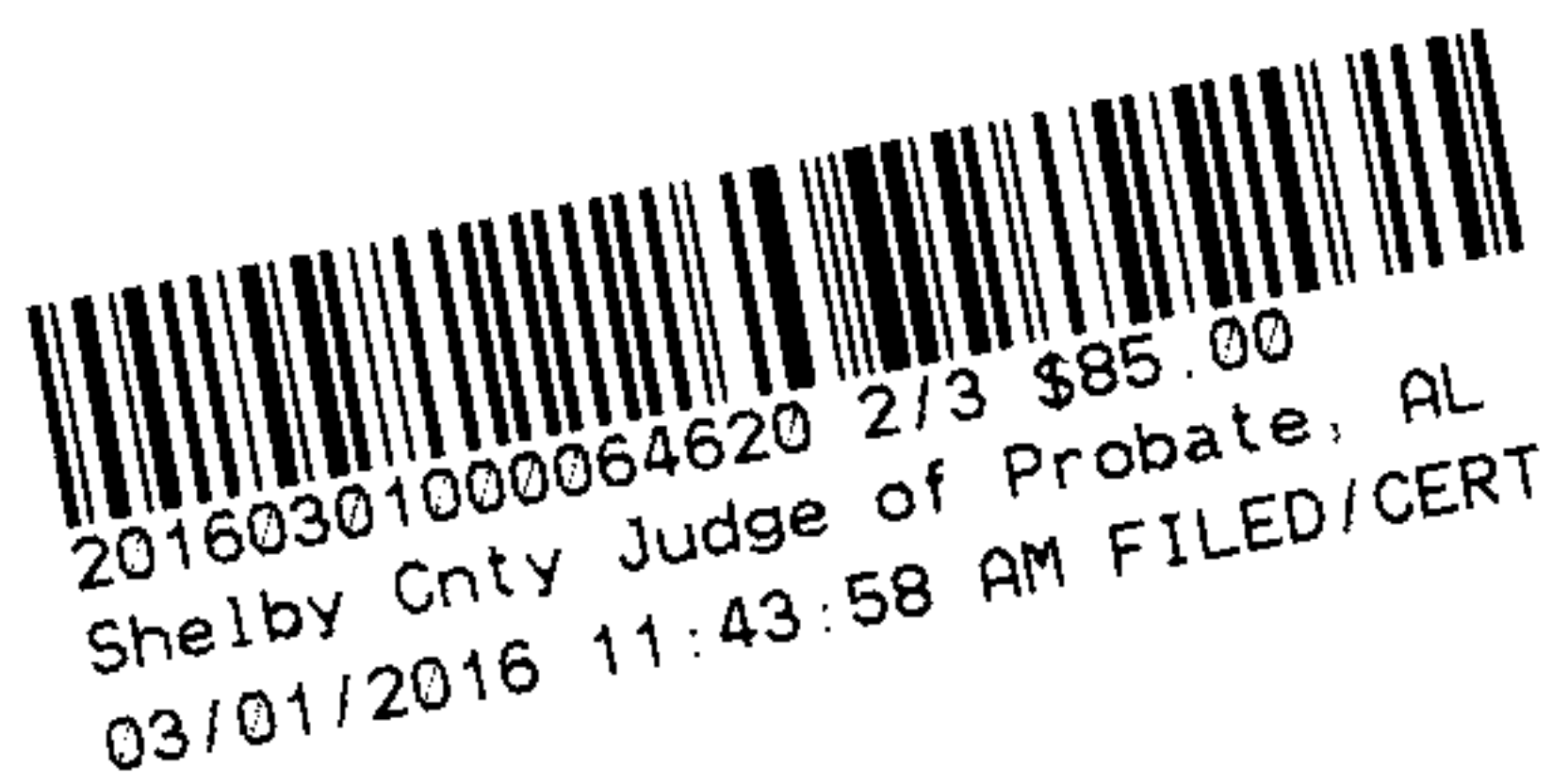
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Brett Winford IRA is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Authorized Representative of IRA Innovations, LLC fbo Brett Winford IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo Brett Winford IRA on the day the same bears date.

Given under my hand and seal this the 26th day of February, 2015.




Notary Public

SEND TAX NOTICE TO:
Mark R. Wells
133 Saint Charles Drive
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
Brett Winford IRA

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

Grantee's Name: Mark R Wells
Deborah S Wells

Mailing Address: 133 Saint Charles Drive
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: February 26, 2016

Total Purchase Price \$65,000.00

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: February 26, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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