

**This instrument prepared by:**

Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**20160324000095100**

**03/24/2016 03:16:52 PM**

**DEEDS 1/3**

**SEND TAX NOTICE TO:**

Valor Communities, LLC

9497 Thornton Blvd  
Jonesboro, GA 30236

**WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Thirty-Three Thousand And No/100 Dollars (\$33,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, IRA Innovations, LLC FBO Cecil Van Pearson, IRA FKA Entrust Administration of the Southeast FBO Cecil Van Pearson, IRA, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Valor Communities, LLC, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 32, according to the Map and Survey of Lake Forest, Sixth Sector, recorded in Map Book 36, page 35 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Authorized Representative of Entrust Administration of the Southeast FBO Cecil Van Pearson IRA on March 22, 2016.

Entrust Administration of the Southeast FBO Cecil Van Pearson IRA

BY: [Signature]  
William P. Gulas, Authorized Representative

STATE OF ALABAMA  
COUNTY OF Shelby

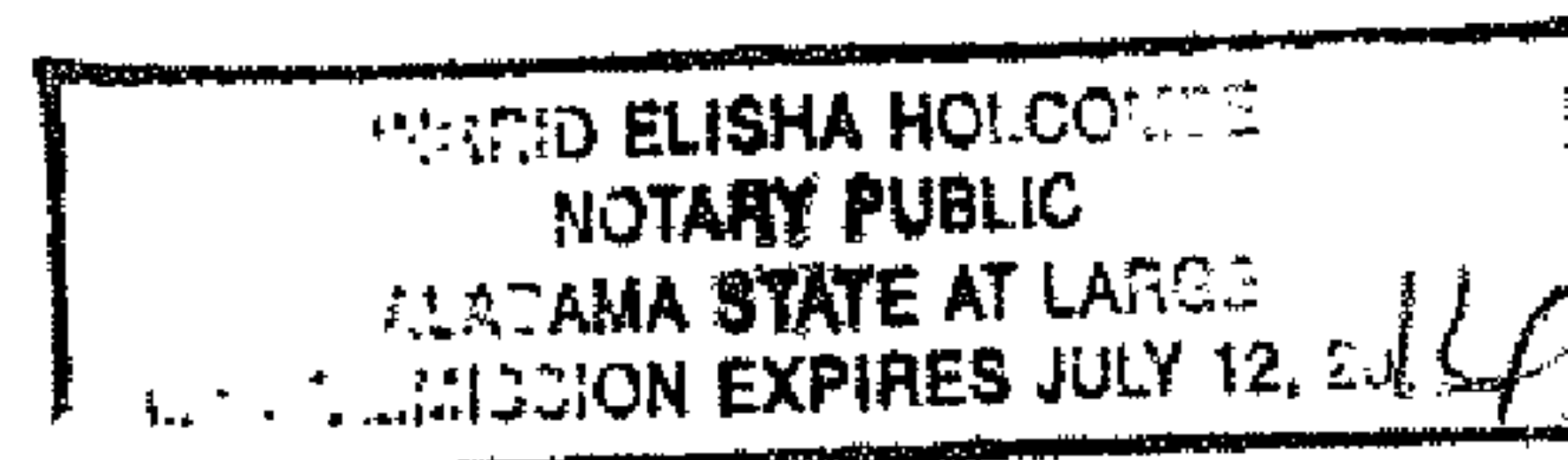
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name is signed to the foregoing conveyance as Authorized Representative of IRA Innovations, LLC FBO Cecil Van Pearson, IRA FKA Entrust Administration of the Southeast FBO Cecil Van Pearson, IRA, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of IRA Innovations, LLC FBO Cecil Van Pearson, IRA FKA Entrust Administration of the Southeast FBO Cecil Van Pearson, IRA.

Given under my hand and official seal on 22 day of March, 2016

[Signature]

Notary Public

My commission expires:



## 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 FBO Cecil  
Van Pearson, IRA FKA Entrust  
Administration of the Southeast FBO  
Cecil Van Pearson, IRA

Grantee's Name Valor Communities, LLC

Mailing Address PO Box 360750  
Birmingham AL 35236

Mailing Address 9497 Thornton Blvd  
Jonesboro GA 30236

Property Address 416 Red Bay Cove  
Maylene, AL 35114

Date of Sale March 22, 2016  
Total Purchase Price \$33,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other: \_\_\_\_\_

☒ 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 - IRA Innovations, LLC FBO Cecil Van Pearson, IRA FKA Entrust  
Administration of the Southeast FBO Cecil Van Pearson, IRA, , .

Grantee's name and mailing address - Valor Communities, LLC, , .

Property address - 416 Red Bay Cove, Maylene, AL 35114

Date of Sale - March 22, 2016.

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: March 22, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/24/2016 03:16:52 PM  
\$55.00 DEBBIE  
20160324000095100