

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

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WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Thousand and no/100's Dollars (\$1,000.00)** and other good and valuable consideration to the undersigned,

IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA (owner of a one third (1/3) interest)

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey

IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA

(hereinafter referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Northeast ¼ of Southwest ¼ of Section 8, Township 19, Range 1 West, situated in Shelby County, Alabama and known as Parcel ID No. 09-3-08-0-001- 012.037.


No title opinion was requested and none is offered by the Preparer of this Warranty deed.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 20th day of April, 2016.

Signature and Notary on next page

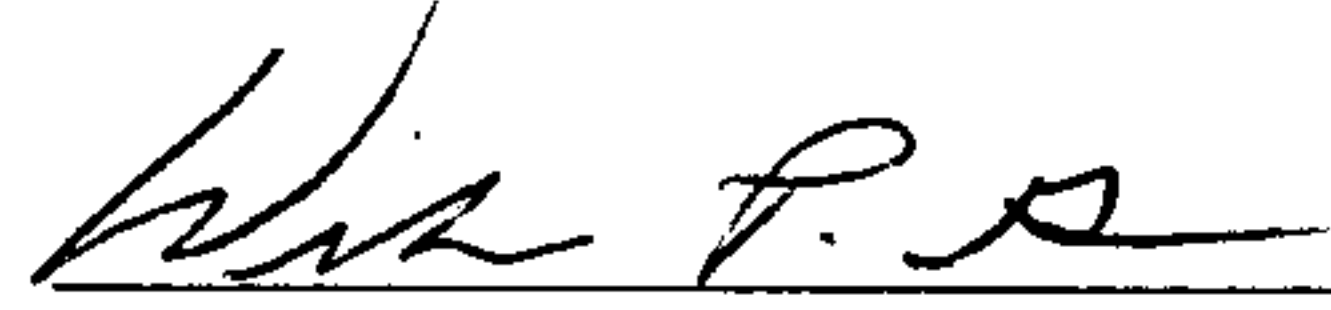
Shelby County, AL 04/26/2016
State of Alabama
Deed Tax:\$1.00


20160426000136610 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/26/2016 09:15:26 AM FILED/CERT

ATTEST:

IRA Innovations, LLC fbo
Jerry Robert Adams, Sr. IRA

By:



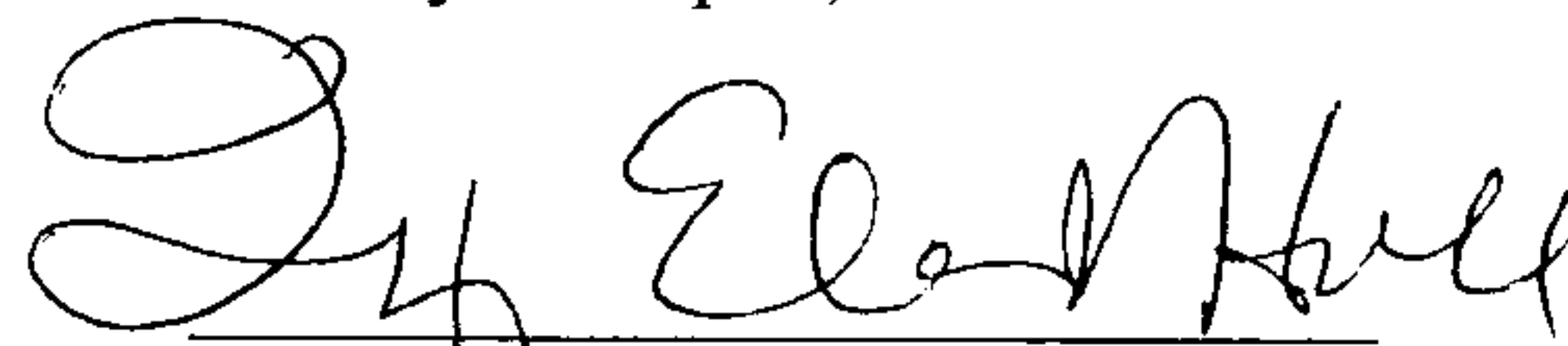
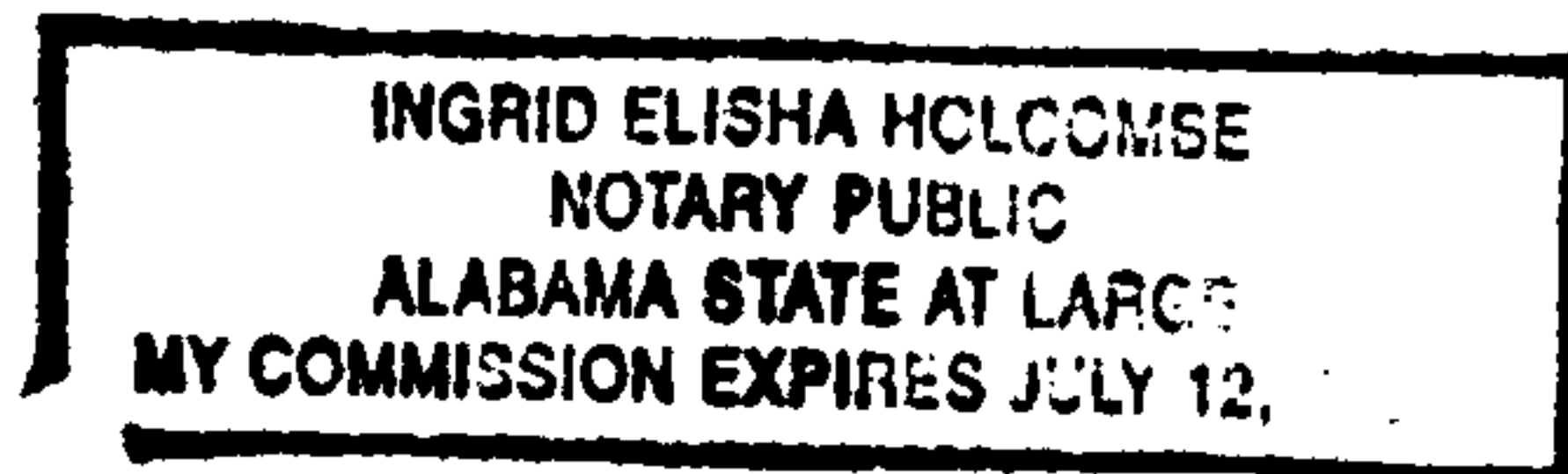
William Gulas

Its Authorized Representative

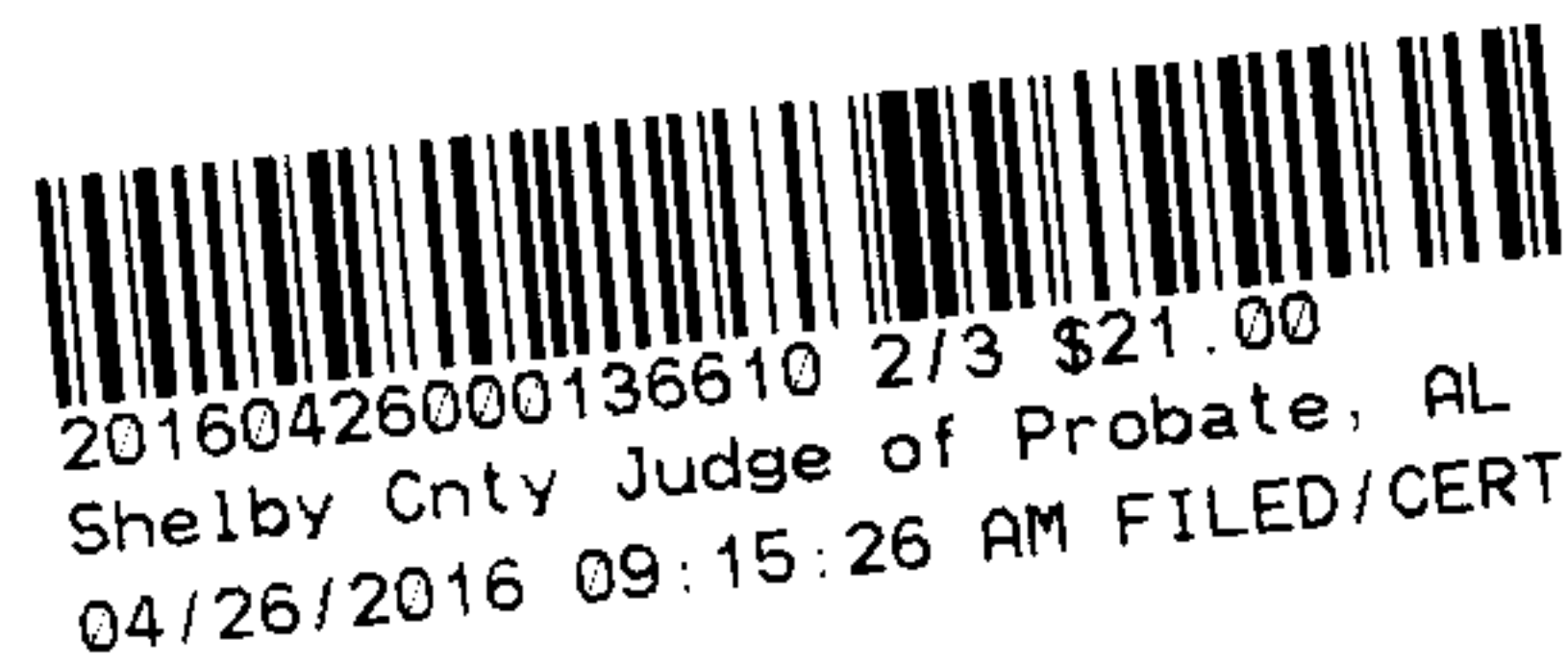
STATE OF ALABAMA
SHELBY COUNTY

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 Jerry Robert Adams, Sr. 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 Jerry Robert Adams, Sr. IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo Jerry Robert Adams, Sr. IRA on the day the same bears date.

Given under my hand and seal this the 20th day of April, 2016.


Notary Public

Send Tax Notice to:
Connor Farmer
120 Bishop Circle
Pelham, Alabama 35124



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 Jerry Robert Adams, Sr. IRA

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

Grantee's Name: IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA

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

Property Address: Part of the Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 8, Township 19,
Range 1 West, situated in Shelby County, Alabama and known as Parcel
ID No. 09-3-08-0-001- 012.037.

Date of Transfer: April 20, 2016

Total Purchase Price \$1,000.00

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

Sales Contract

x

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.

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: April 20, 2016

x

Sign

verified by F. Wayne Keith

RT-1

20160426000136610 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
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