

17<sup>00</sup>  
37<sup>50</sup>  
54<sup>93</sup>

This Instrument was Prepared by:

David Snoddy  
Without opinion  
The Snoddy Law Firm LLC  
2105 Devereux Circle, Suite 101  
Birmingham, AL 35243

Send Tax Notice To: Benjamin Moss

Jennifer Moss  
201 Anna Creek Drive  
Helena, AL 35080

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Three Hundred Seventy Four Thousand Nine Hundred Dollars and No Cents (\$374,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **IRA Innovations, LLC fbo Brett Winford, IRA** (herein referred to as grantor), does grant, bargain, sell and convey unto **Benjamin Moss and Jennifer Moss** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 39, according to the Survey of Final Plat of Creekwater Phase Two A, as recorded in Map Book 40, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$337,410.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto 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 served or terminated during the joint lives of the grantees herein) in the event one grantee 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 said grantor, has hereunto set its signature and seal this 22 day of April, 2016.

William P. Gulas, Authorized Representative

  
\_\_\_\_\_  
IRA Innovations, LLC fbo Brett Winford, IRA

Shelby County, AL 05/04/2016  
State of Alabama  
Deed Tax: \$37.50

State of Alabama


} General Acknowledgment


Shelby County

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

Given under my hand and official seal, this the 22 day of April, 2016.

My Commission Expires: July 12, 2017

  
\_\_\_\_\_  
Notary Public

  
20160504000149580 1/2 \$54.50  
Shelby Cnty Judge of Probate, AL  
05/04/2016 12:04:44 PM FILED/CERT

INGRID ELISHA HOLCOMBE  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JULY 12, 2017

## 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 Brett  
Winford, IRA  
Mailing Address 100 Concourse Parkway, Suite 275  
Birmingham, AL 35244  
Property Address 201 AnnaCreek Drive  
Helena, AL 35080

Grantee's Name Benjamin Moss  
Jennifer Moss  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_, AL  
Date of Sale April 25, 2016  
Total Purchase Price \$374,900.00  
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 of 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 April 26, 2016

Print Jessica C Pugh

Unattested

(verified by)

Sign

Jessica C Pugh  
(Grantor/Grantee/Owner/Agent) circle one



20160504000149580 2/2 \$54.50  
Shelby Cnty Judge of Probate, AL  
05/04/2016 12:04:44 PM FILED/CERT

Form RT-1