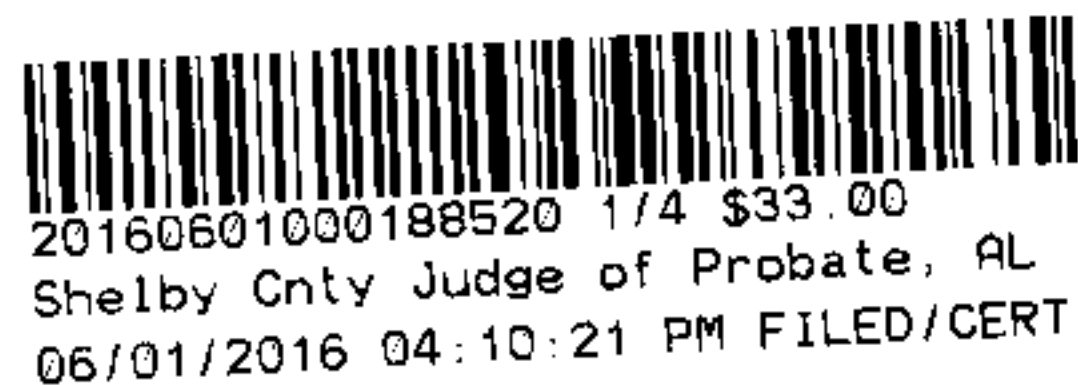


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



[Space Above This Line For Recording Data]

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$10.00

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100's Dollars (\$10.00)** to the undersigned grantor,

IRA Innovations, LLC fbo David Jones, IRA and 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

Joel Alan Coppage and Leslie Hawes Coppage

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

A parcel of Land located in the NW ¼ of the NW ¼ of Section 26, township 20 South, Range 4 West, Shelby County, Alabama, said parcel also shown as future Lot 30 as shown on the Final Plat of Creekwater Phase Two B and recorded in Map Book 42, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at a rebar capped EDG the northernmost corner of Lot 31 of Creekwater Phase Two B as recorded in Map Book 42, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama said point also being the western most corner of Future Lot 30; thence S 34°41'25" E along the northeastern line of Lot 31 a distance of 310.32 feet to a rebar capped EDG on the northwestern right-of-way of Anna Creek Drive; thence N 54°33'41" E leaving said right-of-way and along the northwestern line of proposed right-of-way of Anna Creek Drive, a distance of 93.12 feet to a point of curve to the left having a central angle of 85°20'44" and a radius of 25.00 feet, said curve subtended by a chord bearing N 11°45'31" E and a chord distance of 33.89 feet; thence along said proposed right-of-way and the arc of said curve a distance of 37.24 feet to a point on the Southwestern right-of-way of Shelby County Hwy. 93, said point also being a point on a curve to the right having a central angle of 32°23'31" and a radius of 613.69 feet, said curve subtended by a chord bearing N 14°43'05" W and a chord distance of 342.35 feet; thence leaving said proposed right-of-way, along the southwestern right-of-way of Shelby County Hwy. 93, and along the arc of said curve a distance of 346.95 feet to a rebar capped EDG at the intersection of said right-of-way and the southeastern right-of-way of Shelby County Hwy. 277; thence S 46°32'06" W leaving said

Hwy. 93 right-of-way, and along the southeastern right-of-way of Shelby County Hwy. 277 a distance of 237.41 feet to the POINT OF BEGINNING.

This conveyance subject to:

1. Taxes for the year 2016 and subsequent years.
2. Easement(s), building line(s), rights-of-way(s) and restriction(s) as shown on record map.

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.

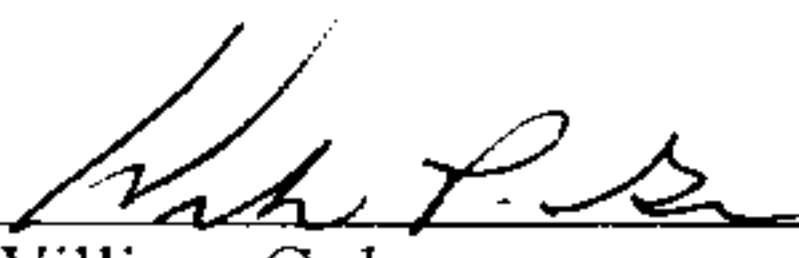
And grantor does for itself and its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right 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 20th day of May, 2016.

ATTEST:

IRA Innovations, LLC fbo
David Jones IRA

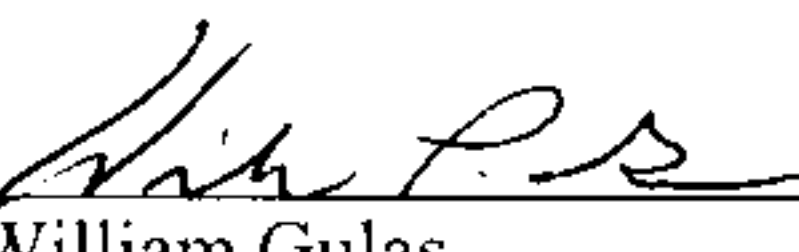
By:


William Gulas
Its Authorized Representative


ATTEST:

IRA Innovations, LLC fbo
Brett Winford IRA

By:


William Gulas
Its Authorized Representative

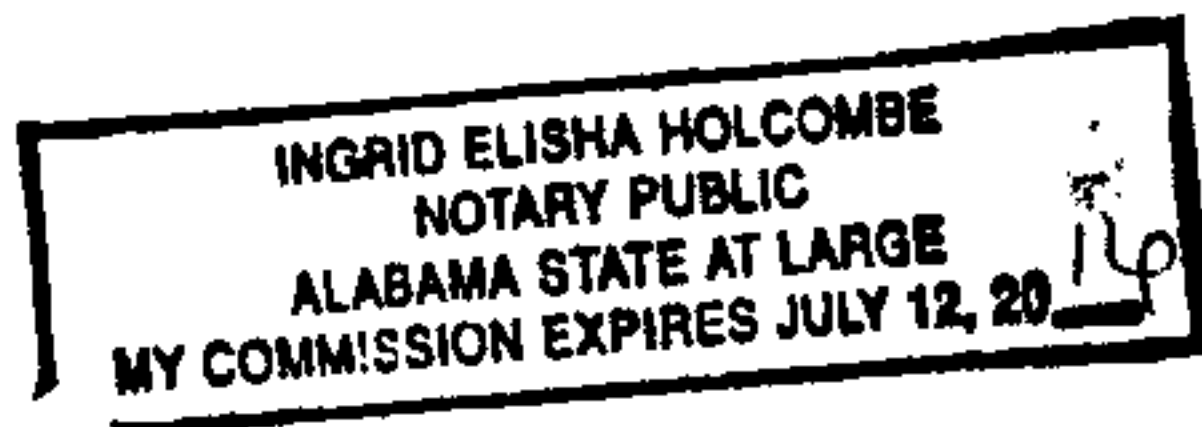
Notary Acknowledgements on next page


20160601000188520 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:21 PM FILED/CERT

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 David Jones 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 David Jones IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo David Jones IRA on the day the same bears date.

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

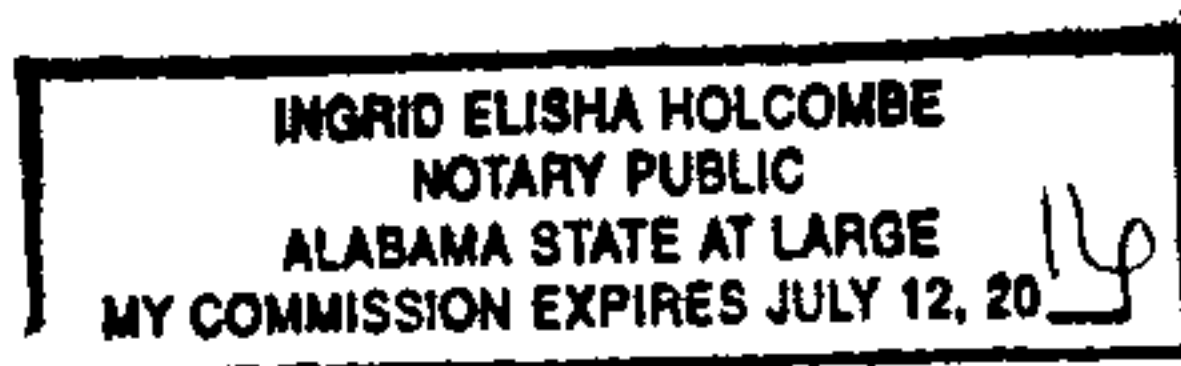


Ingrid Elisha Holcombe
Notary Public

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 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 20th day of May, 2016.



Ingrid Elisha Holcombe
Notary Public

SEND TAX NOTICE TO:

Joel Alan Coppage
306 St. Charles Way
Helena, Alabama 35080



20160601000188520 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:21 PM FILED/CERT

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 David Jones IRA
And Brett Winford IRA

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

Grantee's Name: Joel Alan Coppage
Leslie Hawes Coppage

Mailing Address: 306 St Charles Way
Helena, AL 3500

Property Address: See legal description on Deed

Date of Transfer: May 20, 2016

Total Purchase Price \$10,000.00

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: May 20 , 2016

Sign

verified by closing agent
F. Wayne Keith Attorney

x

RT-1



20160601000188520 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:21 PM FILED/CERT