

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

Send tax notice to:

BHM1600625

John Alford

Elizabeth Alford

402 Lakeridge Drive

Helena, AL 35080

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00) in hand paid to the undersigned **IRA Innovations, LLC FBO Brett Winford IRA** (hereinafter referred to as "Grantors"), by **John Alford and Elizabeth Alford** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Final Plat of Cahaba Falls, Phase 3, as recorded in Map Book 20, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS EXCEPTED, IF ANY

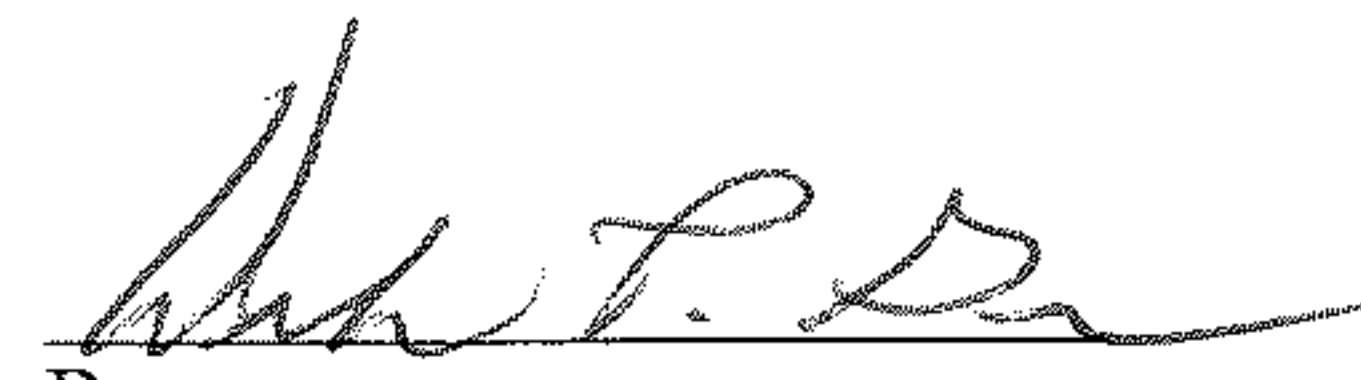
\$39,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors IRA Innovations, LLC FBO Brett Winford IRA have hereunto set their signatures and seals on August 25, 2016.

IRA Innovations, LLC FBO Brett
Winford IRA



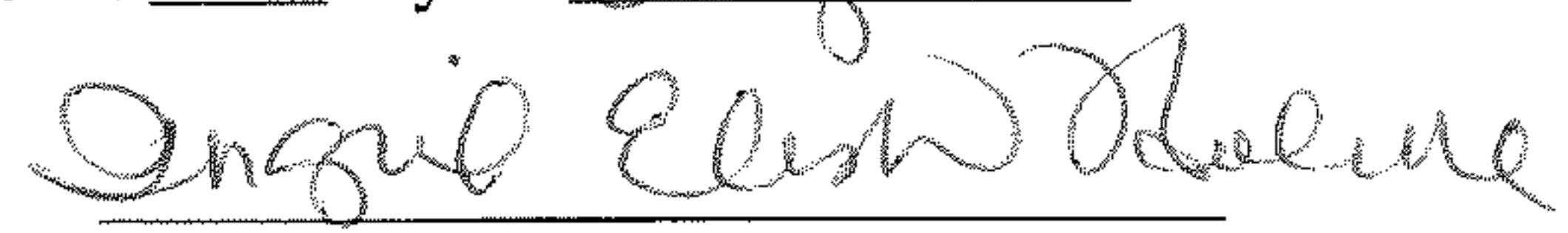
By
William P. Gulas, as Authorized
Representative

STATE OF Alabama
COUNTY OF Shuford

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IRA Innovations, LLC FBO Brett Winford IRA by William P. Gulas, as Authorized Representative, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily and with full authority as said authorized representative on the day the same bears date.

Given under my hand and official seal this the 25 day of August.

INGRID ELISHA HOLCOMBE
(Notary Public, State of Alabama)
Alabama State At Large
My Commission Expires
July 07, 2020


Notary Public
Print Name: Ingrid Elisha Holcombe
Commission Expires: July 7, 2020

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

Grantee's Name: John Alford and Elizabeth Alford

Mailing Address: P. O. Box 360750
Birmingham, AL 35236Mailing Address: 200 Portsouth Lane
Alabaster, AL 35007Property Address: 402 Lakeridge Dr
Helena, AL 35080Date of Sale: 8/25/2016
Total Purchase Price: \$79,900.00

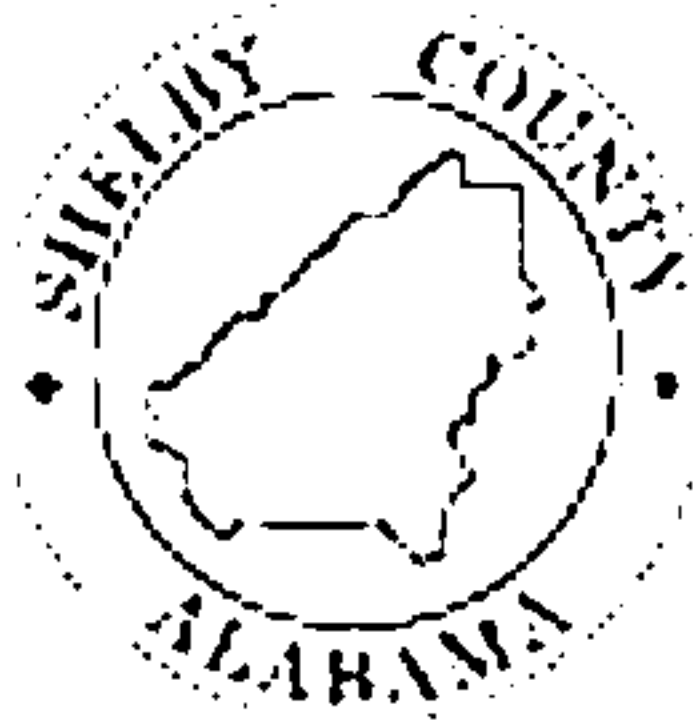
or

Actual Value: \$_____n/a

or

Assessor's Market Value:\$

County: Shelby



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/26/2016 03:01:56 PM
 \$101.00 JESSICA
 20160826000309760

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister.

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: 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 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: 8/25/2016

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

A handwritten signature in black ink, likely belonging to Michelle Pouncey.

(Grantor / Grantee / Owner / Agent) Circle One