


THIS INSTRUMENT PREPARED BY:

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

  
20161013000375080 1/3 \$96.00  
Shelby Cnty Judge of Probate: AL  
10/13/2016 09:33:23 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**  
**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand and no/100's Dollars (\$75,000.00)** to the undersigned grantor,

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

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto

**Mike Ross and Rita Ross**

as joint tenants with right of survivorship, 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.**

**Subject to:**

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded maps.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Inst. No. 1995-18658; Inst. No. 1996-33773; Inst. No. 1997-19417; Inst. No. 2007-56846 and Real Volume 290, Page 842.**
- 5. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 149, Page 380.**
- 6. Restrictions appearing of record in Volume 206, Page 448.**


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.

Shelby County, AL 10/13/2016  
State of Alabama  
Deed Tax: \$75.00

And I do, for myself and for my 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.

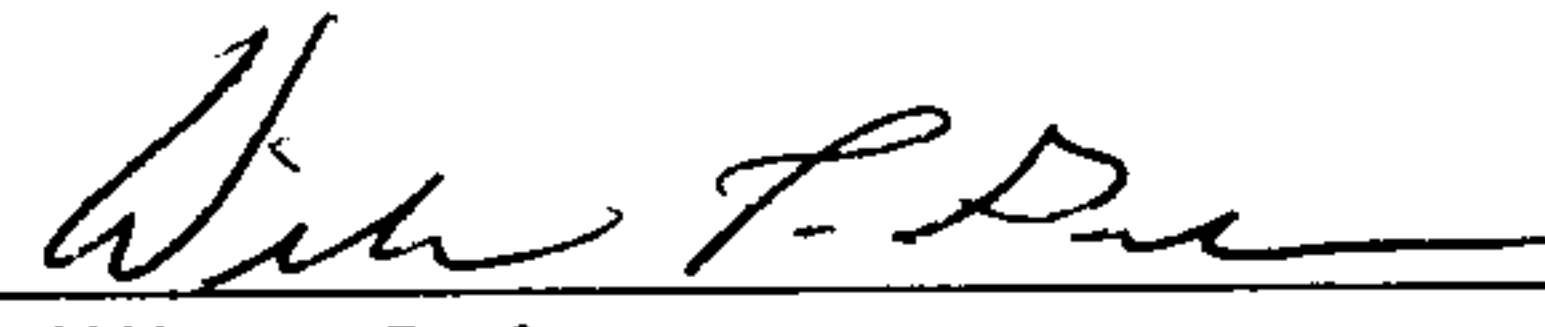
IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 30th day of September, 2016.

ATTEST:

  
20161013000375080 2/3 \$96.00  
Shelby Cnty Judge of Probate, AL  
10/13/2016 09:33:23 AM FILED/CERT

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

By:

  
William Gulas  
Its Authorized Representative

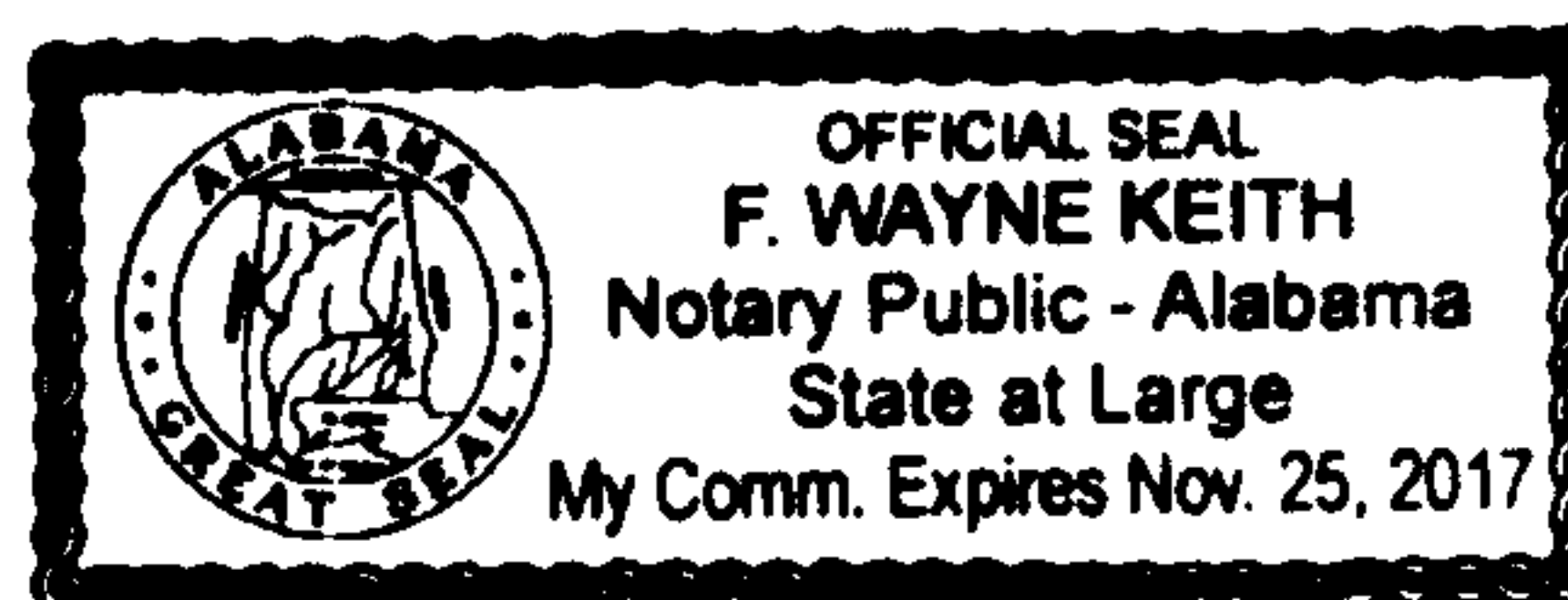
STATE OF ALABAMA  
SHELBY COUNTY

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 Robert Connor Farmer, Jr. 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 Robert Connor Farmer, Jr. IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo Robert Connor Farmer, Jr. IRA on the day the same bears date.

Given under my hand and seal this the 30th day of September, 2016.

  
Notary Public

SEND TAX NOTICE TO:  
Mike and Rita Ross  
176 Cedar Trace Drive  
Hartselle, Alabama 35640





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

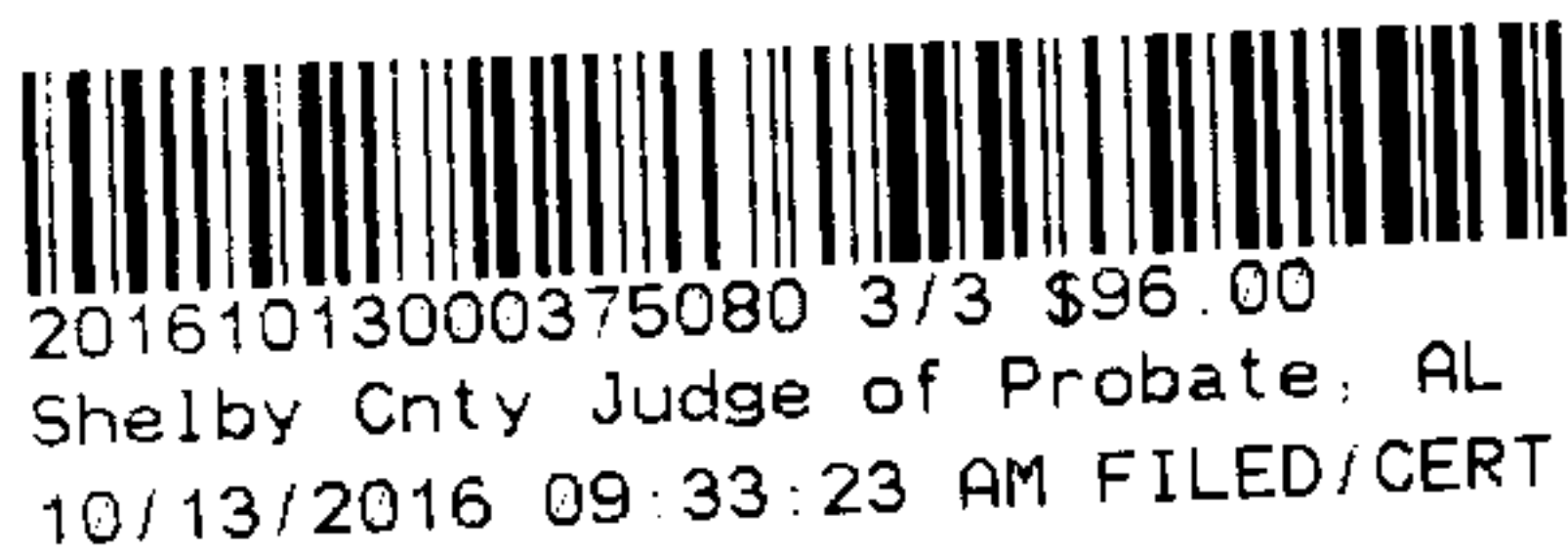
Grantee's Name Mike & Rita Ross  
Mailing Address 176 Cedar Trace Dr  
Hartselle, AL 35640

Property Address See legal description

Date of Sale 9/30/16  
Total Purchase Price \$ 75,000.00

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 - provide the name of the person or persons conveying interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 9/30/16

Print Terri S Keith

☐ Unattested

Sign Terri S Keith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one