

20161216000460530

12/16/2016 02:22:49 PM

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR DEEDS 1/2**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Matthew G. Morris and
Amanda S. Morris
239 River Oaks Drive
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Four Hundred Eight Thousand and no/100 Dollars (\$408,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **MATTHEW G. MORRIS and AMANDA S. MORRIS** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 762, according to the Final Plat of Riverwoods, Seventh Sector Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$326,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

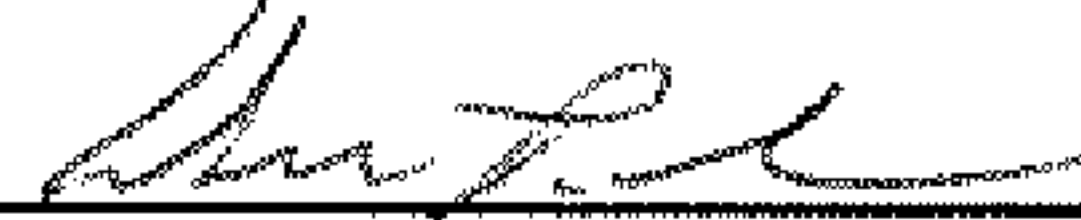
This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

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 created is severed 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **William P. Gulas**, its **Authorized Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 12 day of December, 2016.

**IRA Innovations, LLC fbo
Brett Winford, IRA**



**BY: William P. Gulas
ITS: Authorized Representative**

**STATE OF ALABAMA
COUNTY OF Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William P. 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 on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12 day of December, 2016.

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



Notary Public

My 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
Mailing Address FBO Brett Winford
P.O. BOX 360750
BIRMINGHAM, AL 35236

Grantee's Name MATTHEW G. MORRIS AND
Mailing Address AMANDA S. MORRIS
239 RIVER OAKS DRIVE
HELENA, AL 35080

Property Address 239 RIVER OAKS DRIVE
HELENA, AL 35080

Date of Sale 12/13/2016

Total Purchase Price \$ 408,000.00

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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 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 _____

Print B. CHRISTOPHER BATTLES

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/16/2016 02:22:49 PM
\$100.00 CHARTER
20161216000460530

[Signature]