

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
IRA Innovations, LLC
100 Concourse Parkway Suite 275
Birmingham, Alabama 35244

_____[Space Above This Line For Recording Data]_____


STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Thousand and no/100's Dollars (\$200,000.00)** and other good and valuable consideration, paid in hand to **The Westervelt Company, Inc., a Delaware Company** (herein called the Grantor), by **IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA (an undivided 70% interest) and IRA Innovations, LLC fbo Robert Connor Farmer Traditional IRA (an undivided 30% interest)** (herein called the Grantees), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, as described in Exhibit A attached hereto and exceptions described in Exhibit B attached hereto and both exhibits incorporated herein by reference.

Grantor does for itself, its successors and assigns, covenant with the Grantees, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor except as set forth herein, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, except as hereinabove stated.

Shelby County: AL 05/02/2017
State of Alabama
Deed Tax: \$200.00


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Shelby Cnty Judge of Probate: AL
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Grantor reserves title to all minerals within and underlying the above property described in Exhibit A attached hereto, together with all mining rights and other rights and privileges, immunities and release of damages relating thereto.

TO HAVE AND TO HOLD unto the Grantees, its successors and assigns, forever.

IN WITNESS WHEREOF, The Westervelt Company, Inc. has caused this conveyance to be signed in its corporate name by its duly authorized officer, as of the 28th day of April, 2017.

THE WESTERVELT COMPANY, INC.,
a Delaware Company

By:

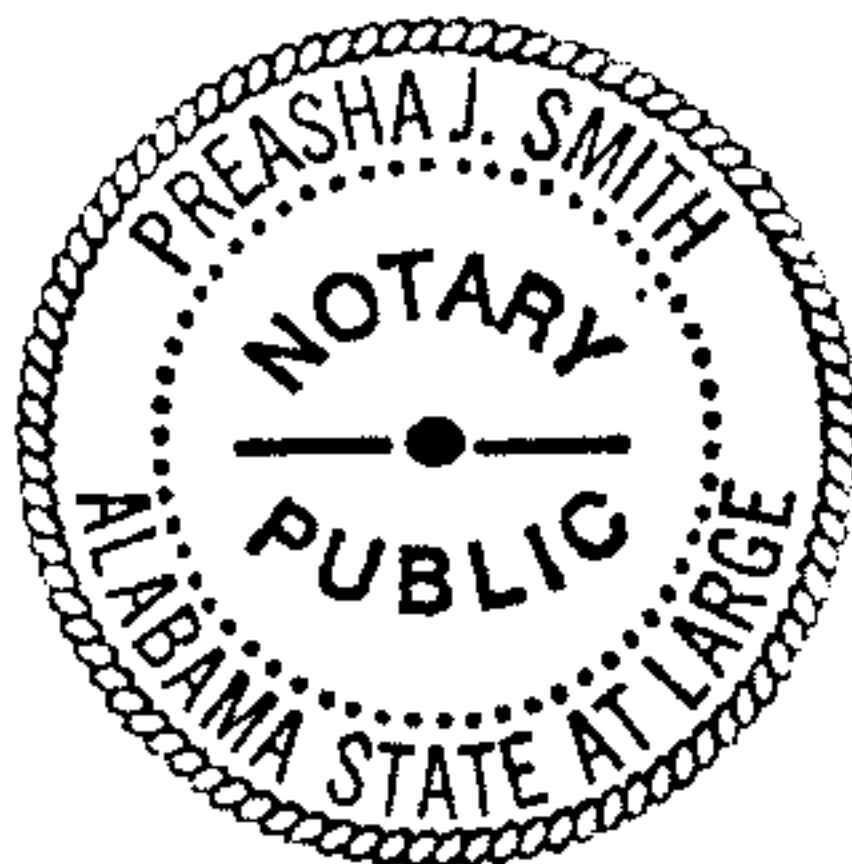
James J. King, Jr.
James J. King, Jr.

Vice President of Natural Resources

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., as Vice President of The Westervelt Company, Inc. a Delaware Company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily and with full authority, on behalf of said Company.

Given under my hand and seal, this 28th day of April, 2017.



Preasha J. Smith
Notary Public
My commission expires: 11/2/19

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Exhibit A

Legal Description

A parcel of land situated in the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence along the North line of said $\frac{1}{4}$ section, N 89°49'24" E a distance of 2077.79' to a point on the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.); thence along said right of way, S 63°40'26" E a distance of 319.49'; thence leaving said right of way, S 26°19'34" W a distance of 62.37'; thence with a curve turning to the left with an arc length of 23.93', with a radius of 275.00', with a chord bearing of S 23°49'59" W, with a chord length of 23.92'; thence S 21°20'24" W a distance of 128.52'; thence with a curve turning to the right with an arc length of 149.47', with a radius of 275.00', with a chord bearing of S 36°54'40" W, with a chord length of 147.64'; thence S 52°28'55" W a distance of 101.76'; thence with a curve turning to the left with an arc length of 72.90', with a radius of 250.00', with a chord bearing of S 44°07'42" W, with a chord length of 72.64'; thence S 35°46'29" W a distance of 190.48'; thence with a curve turning to the right with an arc length of 48.53', with a radius of 450.00', with a chord bearing of S 38°51'51" W, with a chord length of 48.51'; thence S 41°57'13" W a distance of 174.14'; thence with a curve turning to the left with an arc length of 138.73', with a radius of 275.00', with a chord bearing of S 27°30'07" W, with a chord length of 137.26'; thence S 13°03'01" W a distance of 237.50'; thence N 82°07'09" W a distance of 1704.39' to point on the West line of the SE $\frac{1}{4}$ of said Section 21; thence along the West line of the SE $\frac{1}{4}$ of said Section 21, N 00°11'43" E a distance of 1006.18' to the Point of Beginning.

Together with and subject to the following easement:

A 60' ingress/egress & utilities easement situated in the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence along the North line of said $\frac{1}{4}$ section, N 89°49'24" E a distance of 2077.79' to a point on the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.); thence along said right of way, S 63°40'26" E a distance of 319.49' to the Point of Beginning of a 60' ingress/egress & utilities easement lying 30' to either side of the following described centerline; thence S 26°19'34" W a distance of 62.37'; thence with a curve turning to the left with an arc length of 23.93', with a radius of 275.00', with a chord bearing of S 23°49'59" W, with a chord length of 23.92'; thence S 21°20'24" W a distance of 128.52'; thence with a curve turning to the right with an arc length of 149.47', with a radius of 275.00', with a chord bearing of S 36°54'40" W, with a chord length of 147.64'; thence S 52°28'55" W a distance of 101.76';

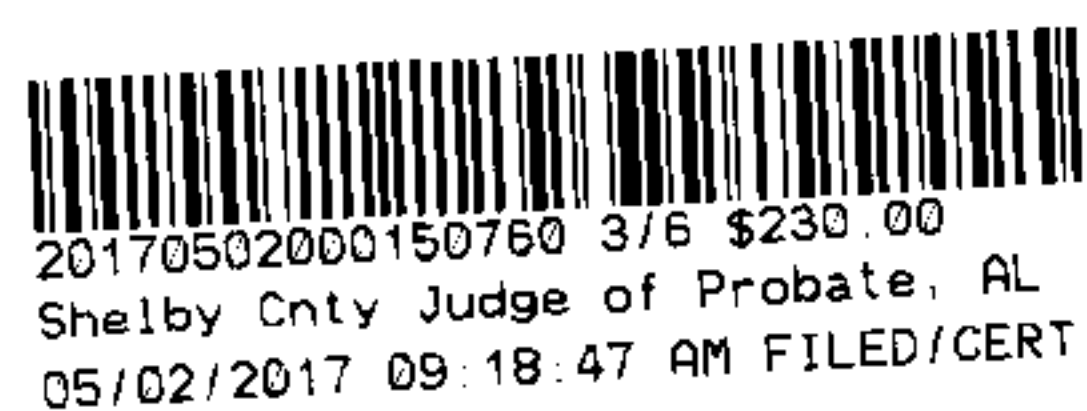


Exhibit A continued

thence with a curve turning to the left with an arc length of 72.90', with a radius of 250.00', with a chord bearing of S 44°07'42" W, with a chord length of 72.64'; thence S 35°46'29" W a distance of 190.48'; thence with a curve turning to the right with an arc length of 48.53', with a radius of 450.00', with a chord bearing of S 38°51'51" W, with a chord length of 48.51'; thence S 41°57'13" W a distance of 174.14'; thence with a curve turning to the left with an arc length of 138.73', with a radius of 275.00', with a chord bearing of S 27°30'07" W, with a chord length of 137.26'; thence S 13°03'01" W a distance of 347.48'; thence with a curve turning to the left with an arc length of 40.46', with a radius of 400.00', with a chord bearing of S 10°09'10" W, with a chord length of 40.44' to the Point of Ending of the easement centerline.

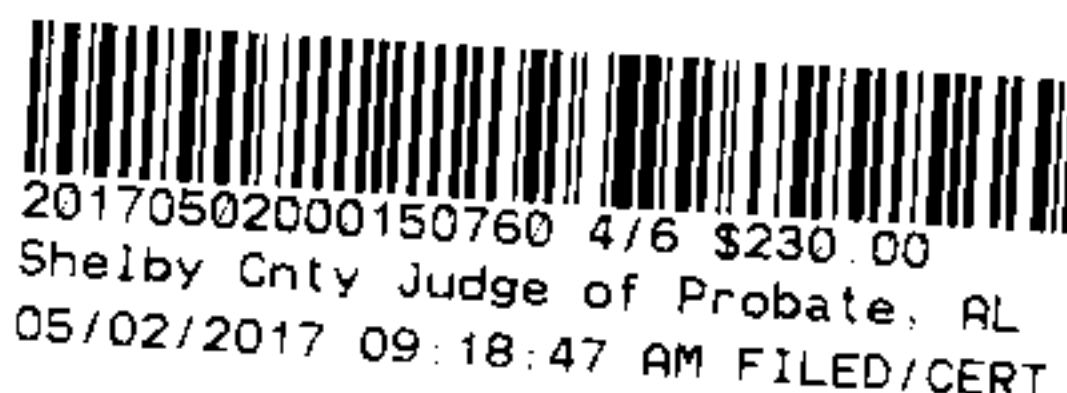


Exhibit B

Permitted Exceptions

1. Taxes due in the year of 2017, a lien, but not yet payable, until October 1, 2017
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Rights or claims of parties in possession not shown by the public records.
5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
9. Subject to a right of way in favor of Shelby County Alabama as set forth in Book 229, Page 485.
10. Subject to an Alabama Power Company transmission line referred to as AX 14491 referenced in Book 238, page 739 and as shown by the survey of Landmark Professionals, Inc.
11. Subject to a Right of Way and Easement Agreement granted to Shelby County Alabama for water line and utilities as set forth in Instrument 20070406000157900.
12. Subject to any existing leases, if any, which may exist which may affect subject property.
13. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: The Westervelt Company, Inc.
Mailing Address: 1400 Jack Warner Parkway
Tuscaloosa, Alabama 35404
Grantee's Name: IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA
Mailing Address : 100 Concourse Parkway, Suite 275
Birmingham, Alabama 35244
Grantee's Name: IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA
Mailing Address: 100 Concourse Parkway, Suite 275
Birmingham, Alabama 35244
Property Address: Highway 69
Chelsea, Alabama 35043
Date of Transfer: April 28, 2017
Total Value \$ 200,000.00

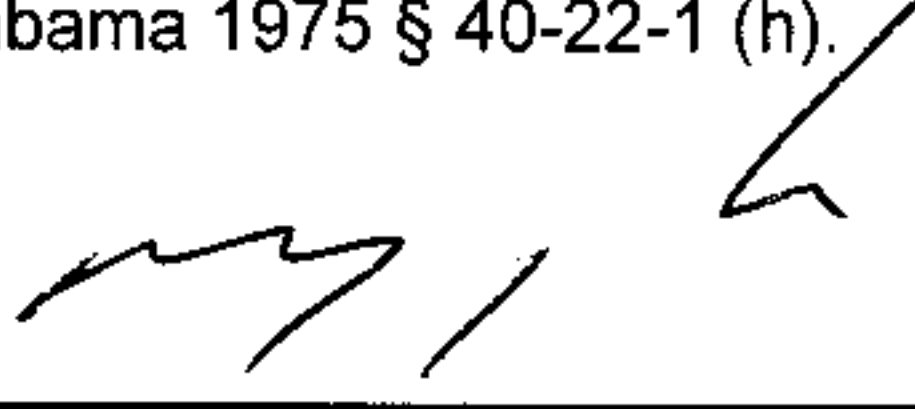
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	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: April 28, 2017

Signed 
x F. Wayne Keith, Attorney

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