

PEL1700415

Send tax notice to:

Ronald J. Stromeyer, II & Lauren S. Stromeyer
113 White Cottage Road
Helena, AL 35080

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

20170801000277020

08/01/2017 04:01:49 PM

DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fourteen Thousand and 00/100 Dollars (\$214,000.00) in hand paid to the undersigned, IRA Innovations, LLC FBO Kimberly Carter IRA, an Alabama limited liability company (hereinafter referred to as "Grantor") by Ronald J. Stromeyer II and Lauren S. Stromeyer (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 297, according to the Amended Hilleboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

\$203,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, ^{IRA}IRA Innovations, LLC FBO Kimberly Carter, an Alabama Limited Liability Company, by William P. Gulas its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 17 day of July, 2017.

IRA Innovations, LLC FBO Kimberly Carter, an Alabama limited Liability Company

By: [Signature]
William P. Gulas

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as its Manager of ^{IRA}IRA Innovations, LLC FBO Kimberly Carter, ^{IRA}an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 17 day of July, 2017.

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

Print Name:

[Signature]
Notary Public

Commission Expires:

July 7, 2020

RE: IRA Innovations, LLC FBO Kimberly Carter, an Alabama Limited Liability Company

TO WHOM IT MAY CONCERN:

This is to certify that the above referenced limited liability company is still as stated in the Articles and said limited liability company has had no changes and/or amendments to the Articles of Organization since recordation nor has it been dissolved and no changes have been made in the membership roster since its creation.

It also certifies that the current membership consists of:

William P. Gulas Manager

Dated this the 17 day of July, 2017.

IRA Innovations, LLC FBO Kimberly
Carter, an Alabama Limited Liability
Company



By: William P. Gulas
Its: Manager

Sworn to and subscribed before me this the 17 day of July, 2017.

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
Mailing AddressKirkland Carter
PO Box 560750
Birmingham AL 35236Grantee's Name
Mailing AddressRonald J Stronayer Jr
Lauren S Stronayer
1134 White Cottage Rd
Helen AL 35890

Property Address

1134 White Cottage Rd
Helen AL 35890

Date of Sale

7/17/17

Total Purchase Price \$

214,000

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
☐ 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

7/17/17

Print

Kenneth B Stiles

Unattested

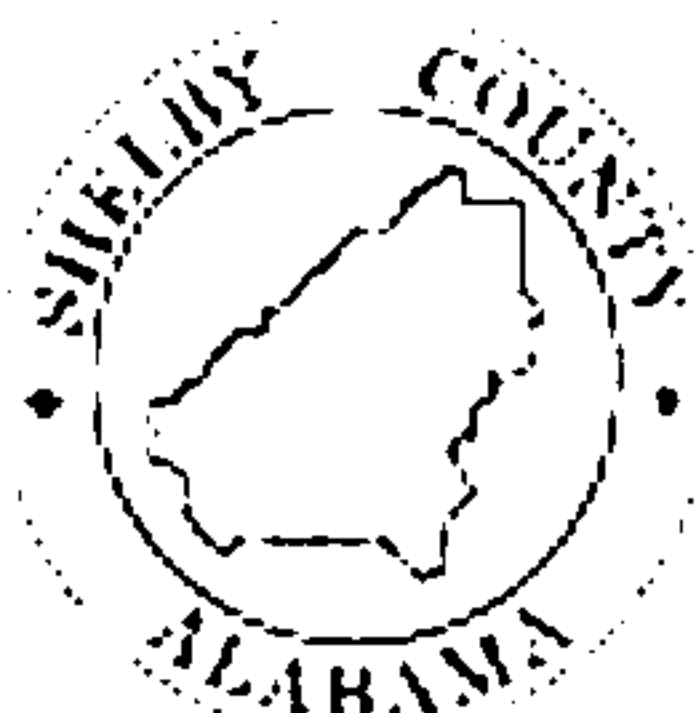
Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 04:01:49 PM
\$35.00 CHERRY
20170801000277020