


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

SEND TAX NOTICE TO:
Jaime P. Sweeney
124 High Hampton Drive
Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]____

WARRANTY DEED
Joint tenants with right of survivorship


20170804000282510 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
08/04/2017 10:48:29 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Nineteen Thousand, Nine Hundred and no/100's Dollars (\$419,900.00)** to the undersigned grantor,

IRA Innovations, LLC fbo Brett Winford IRA, an Alabama limited liability company

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

Jaime P. Sweeney and Nathan Sweeney

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80-A, according to the Survey of Resurvey of Lots 78, 79, 80, 81 and 82 High Hampton Sector I, as recorded in Map Book 38, Page 9, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2017 and subsequent years.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **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.**
- **Restrictions appearing of record in Inst. No. 1995-2777; Inst. No. 1995-4501 and inst. No. 2005-13745.**
- **Agreement as to sanitary sewer system recorded in Inst. No. 2004-14993.**
- **Easement recorded in Inst. No. 2003-344; Inst. No. 1994-6147 and Inst. No. 1994-13983.**

Shelby County, AL 08/04/2017
State of Alabama
Deed Tax: \$84.00

\$335,920.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith

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.

And grantor does for itself and its 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 3rd day of August, 2017.

ATTEST:

IRA Innovations, LLC fbo
Brett Winford IRA

By:

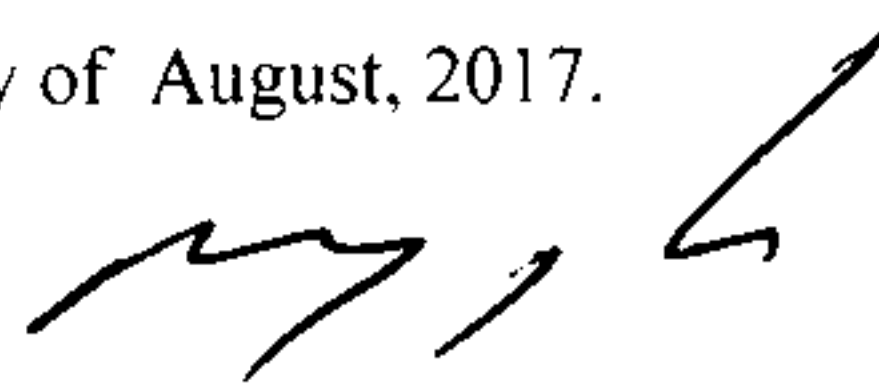


William Gulas
Its Authorized Representative

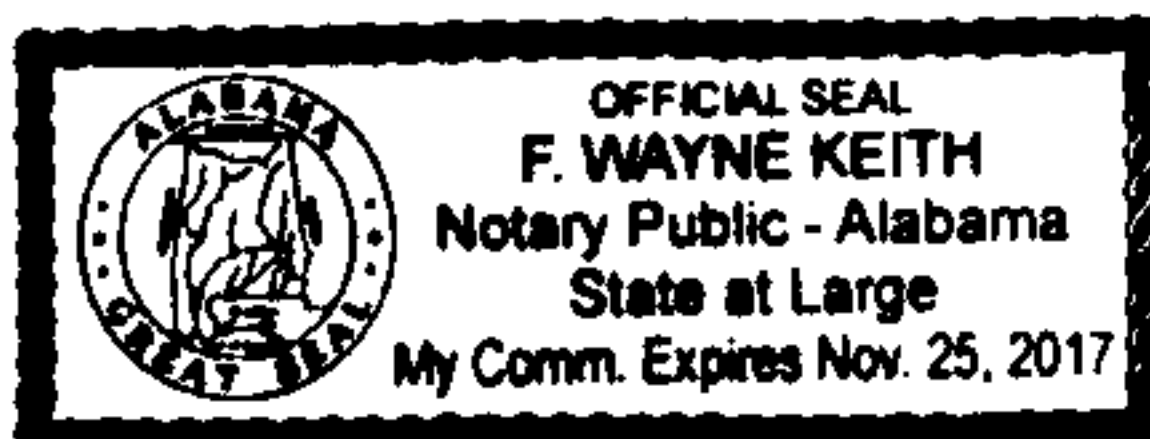
STATE OF ALABAMA
SHELBY COUNTY

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 Brett Winford 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 Brett Winford IRA executed the same voluntarily and as the act of IRA Innovations, LLC fbo Brett Winford IRA on the day the same bears date.

Given under my hand and seal this the 3rd day of August, 2017.



Notary Public



20170804000282510 2/3 \$105.00
Shelby Cnty Judge of Probate, AL
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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

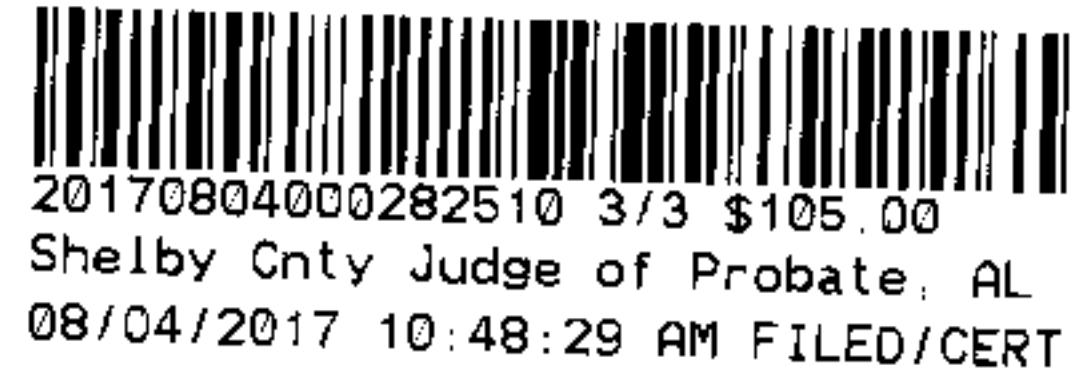
Grantors' Name: IRA Innovations, LLC fbo Brett Winford IRA

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: Jaime P Sweeney
Nathan Sweeney

Mailing Address: 124 High Hampton
Pelham, AL 35124

Property Address: See legal description on Deed



Date of Transfer: August 3, 2017

Total Purchase Price \$419,900.00

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
☒ 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.

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: August 3, 2017

Sign

verified by closing agent
F. Wayne Keith Attorney

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