

20170823000307740

08/23/2017 03:00:09 PM

THIS INSTRUMENT PREPARED BY:

Gray Jenkins LLC
2119 3rd Ave North, Ste 201
Birmingham, AL 35203
(205) 208-9595

DEEDS 1/2

Send Tax Notice to:

IRA Innovations, LLC
fbo Alan B Harrison
100 Concourse Parkway Suite 275
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY THOUSAND and No/100 Dollars (\$160,000.00) and other good and valuable consideration to the undersigned Grantor, **Stark Capital, LLC**, an Alabama Limited Liability Company (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **IRA Innovations, LLC fbo Alan B Harrison (70% interest) and Terry Edwards, Sr. (30% interest)**, an Alabama limited liability company, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 79, according to the Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama.

More commonly known as: 100 Blackstone Court, Chelsea, AL 35043 (Shelby County)

Subject to:


1. Taxes for the year 2017 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
- 3.
4. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.
5. Restrictions appearing of record in Inst. No. 20020306000107881 and Inst. No. 20040414000194390.

The above-described property is NOT the homestead of record of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 23 of August, 2017

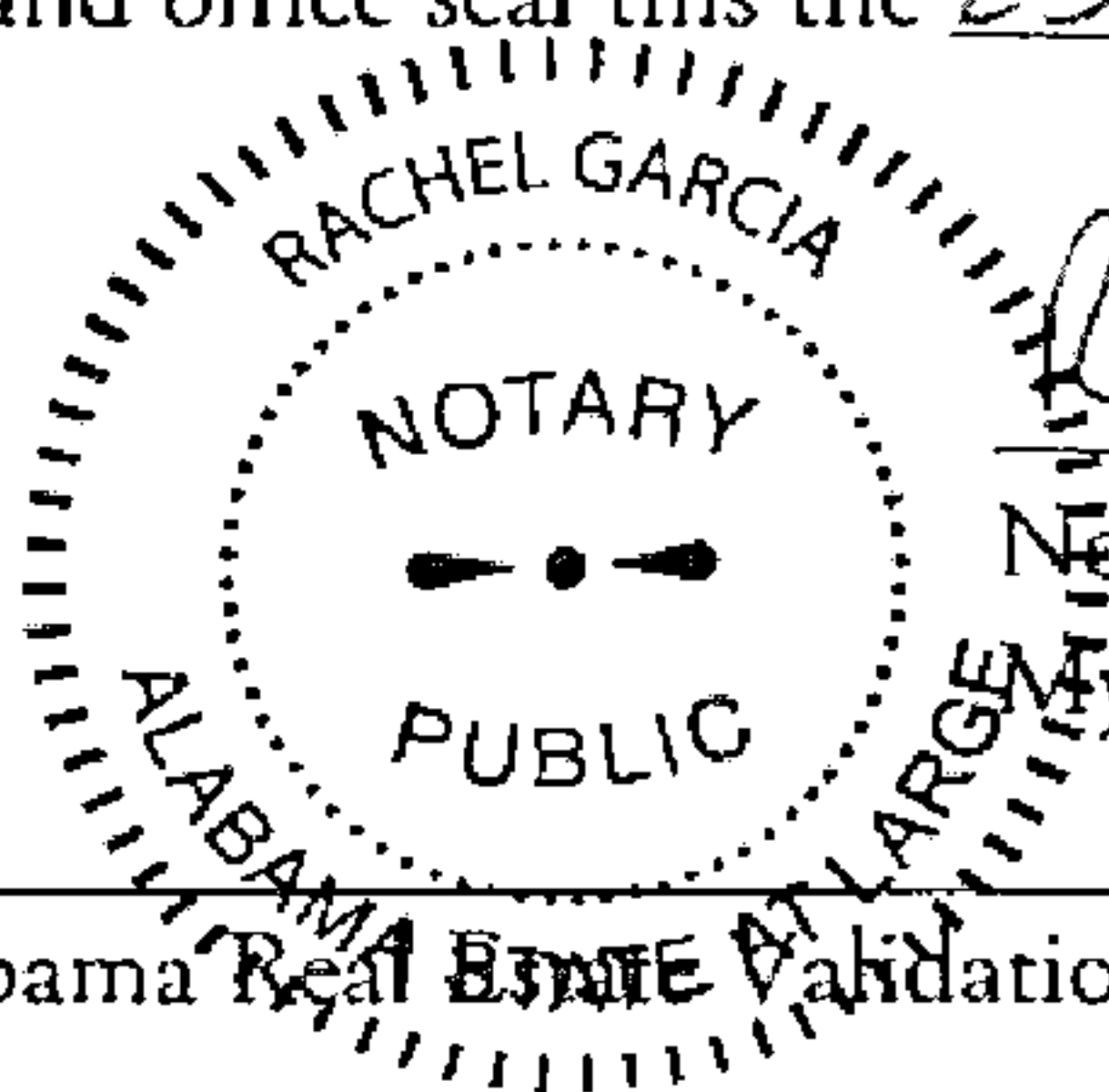
Stark Capital, LLC



 BY: Gray Jenkins, LLC, Authorized Signor
 BY: Drew Jenkins, Member

STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Drew Jenkins**, whose name as Member of Gray Jenkins, LLC, whose name as Authorized Signor of Stark Capital, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company acting in its capacity as Authorized Signor as aforesaid.

Given under my hand and office seal this the 23 day of August, 2017.




 Notary Public
 My Commission expires: 04/2021

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name & Mailing Address: Stark Capital, LLC PO Box 361154 Birmingham, AL 35236	Grantee's Name & Mailing Address: IRA Innovations LLC 100 Concourse Parkway, Suite 275 Hoover, AL 35244 Terry Edwards, Sr. 5429 Carrington Circle Trussville, AL 35173
Date of Sale: 8/22/2017	Total Purchase Price: \$160,000
Verify purchase price with: Residential Sales Contract & Closing Statement	



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/23/2017 03:00:09 PM
 \$178.00 CHERRY
 20170823000307740

