

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20170912000331510 1/3 \$106.00
Shelby Cnty Judge of Probate: AL
09/12/2017 08:54:07 AM FILED/CERT

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WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Five Thousand and no/100's Dollars (\$85,000.00)** and other good and valuable consideration to the undersigned,

Dearing Farms - Helena, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

IRA Innovations, LLC fbo Brett Winford IRA

hereinafter referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to:

- **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.**
- **Right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.**
- **Easement to Alabama Power Company recorded in Inst. No. 2016-35016.**
- **Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.**

TO HAVE AND TO HOLD, to the said grantee, its successors and assigns forever.

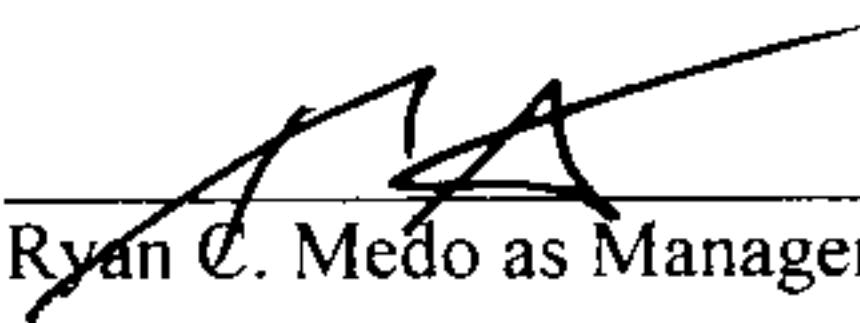
And said grantor does for itself, its successors and assigns, covenant with said grantees, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey

the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ryan C. Medo as Manager of RTO I, LLC, the Manager of Dearing Farms Helena, LLC has set his signature and seal this the 1st day of September, 2017.

ATTEST:

Dearing Farms - Helena , LLC



Ryan C. Medo as Manager of RTO I, LLC - Manager

STATE OF ALABAMA
SHELBY COUNTY



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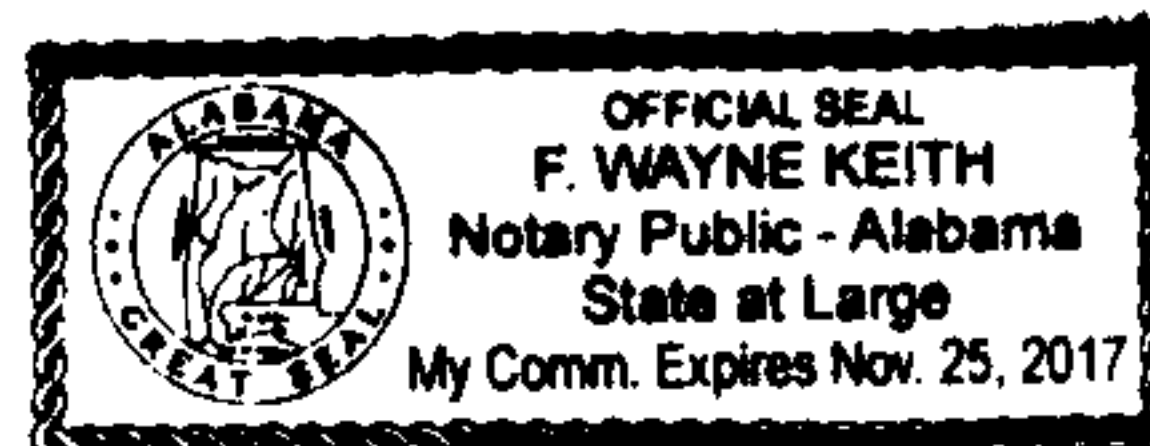
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ryan C. Medo, whose name as Manager of RTO I, LLC, which is the Manager of Dearing Farms - Helena , LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Manager of RTO I, LLC, which is the Manager of Dearing Farms - Helena , LLC 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 seal this the 1st day of September, 2017.



Notary Public

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



Real Estate Sales Validation Form

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

Grantors' Name: Dearing Farms-Helena, LL

Mailing Address : 9 Office Park Circle, #215
Birmingham, AL 35223

Grantee's Name: IRA Innovations, LLC fbo
Brett Winford, IRA

Mailing Address: Post Office Box 360750
Birmingham, AL 35236

Property Address: See legal description on Deed


Date of Transfer: September 1, 2017

Total Purchase Price \$85,000.00

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


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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: September 1, 2017

Sign

x


verified by closing agent
F. Wayne Keith Attorney