


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


20170926000348860 1/4 \$199.00
Shelby Cnty Judge of Probate, AL
09/26/2017 08:37:38 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED
Joint tenants with right of survivorship

Shelby County, AL 09/26/2017
State of Alabama
Deed Tax: \$175.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Five Thousand and no/100's Dollars (\$175,000.00)** to the undersigned,

**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)**

hereinafter referred to as grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Joshua Martin Lee and Layken Elizabeth Lee

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

Lot 1, according to the Survey of Chelsea Farms, as recorded in Map Book 48, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- **Taxes due in the year of 2017, a lien, but not yet payable, until October 1, 2017.**
- **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.**
- **Rights or claims of parties in possession not shown by the Public Records.**
- **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.**
- **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- **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. "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.**
- **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.**

- Any lien for services, labor or material in connection with improvements, repairs or renovations not shown by public records.
- Declaration of Protective Covenants for Chelsea Farms as recorded in Instrument #2017-30148
- Easements as contained in that deed recorded in Instrument #2017- 15076, Instrument #2017-15077 and as shown by record plat.
- Joint Driveway as shown by record plat.
- Alabama Power Company transmission line referred to as AX-14491 as referenced in Book 238, Page 739 and as shown by record plat.
- Right of way to Shelby County as recorded in Book 229, Page 485.
- Right of way and Easement Agreement granted to Shelby County for water lien and utilities as recorded in Instrument #2007-15790.
- Right of way to Louisville and Nashville Railroad Company as recorded in Deed Book 21, page 143.
- Terms and conditions of unrecorded leases, if any, which may exist and affect subject property.

\$148,750.00 of the above consideration is paid by a Purchase Money Mortgage 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 grantors do for themselves and their successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantors are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantors have a good right to sell and convey the same as aforesaid; that the grantors will and their 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 grantors have hereunto set their hands and seals, this the 18th day of September, 2017.

ATTEST::

IRA Innovations, LLC fbo
Robert Connor Farmer SEP IRA


William Gulas - Authorized Representative


20170926000348860 2/4 \$199.00
Shelby Cnty Judge of Probate, AL
09/26/2017 08:37:38 AM FILED/CERT

IRA Innovations, LLC fbo
Robert Connor Farmer Traditional IRA


William Gulas - 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 Robert Connor Farmer SEP 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 executed the same voluntarily and as the act of IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA on the day the same bears date.

Given under my hand and seal this the 18th day of September, 2017.

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

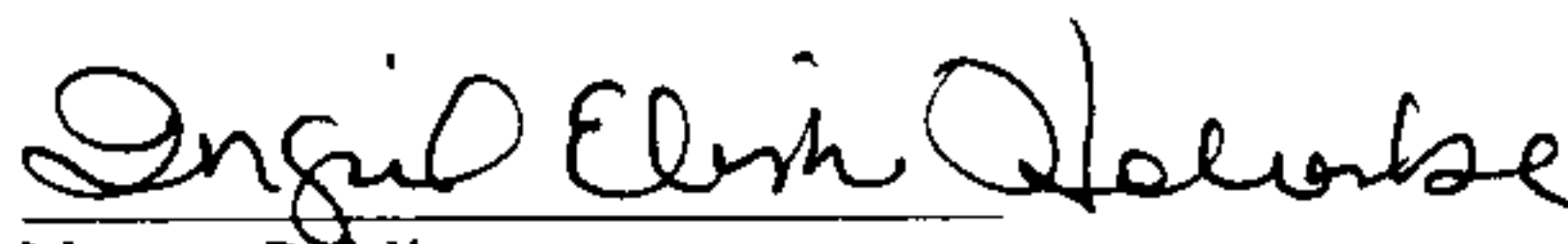

Notary Public

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 Robert Connor Farmer Traditional 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 executed the same voluntarily and as the act of IRA Innovations, LLC fbo Robert Connor Farmer Traditional IRA on the day the same bears date.


Given under my hand and seal this the 18th day of September, 2017.

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


Notary Public

SEND TAX NOTICE TO:

605 Chelsea Station Circle
Chelsea, AL 35043


20170926000348860 3/4 \$199.00
Shelby Cnty Judge of Probate: AL
09/26/2017 08:37:38 AM FILED/CERT

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 Robert Connor Farmer SEP IRA
IRA Innovations, LLC fbo Robert Connor Farmer Trad IRA

Mailing Address : Post Office Box 360750
Birmingham, AL 35236

Grantee's Name: Joshua Martin Lee
Layken Elizabeth Lee

Mailing Address: 605 Chelsea Station Circle
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: September 18, 2017

Total Purchase Price \$175,000.00

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: September 18, 2017

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

20170926000348860 4/4 \$199.00
Shelby Cnty Judge of Probate, AL
09/26/2017 08:37:38 AM FILED/CERT