


SEND TAX NOTICE TO:  
GS MASTERS, INC.  
255 GRAND VIEW PARKWAY  
MAYLENE, AL 35114

  
20171107000404650 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 03:17:23 PM FILED/CERT

### STATUTORY WARRANTY DEED

THE STATE OF ALABAMA  
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **One Hundred Fifty-Five Thousand and 00/100 (\$155,000.00)** in hand paid to the undersigned **STEPHEN SANDERSON, GWEN SANDERSON, HUSBAND AND WIFE (AN UNDIVIDED ½ INTEREST) AND IRA INNOVATIONS, LLC FBO JAMES HIGGINBOTHAM, IRA FKA ENTRUST ADMINISTRATION OF THE SOUTHEAST, FBO JAMES HIGGINBOTHAM, IRA (AN UNDIVIDED ½ INTEREST)** (hereinafter referred to as "Grantor") by **GS MASTERS, INC.**, (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 5, ACCORDING TO THE SURVEY OF CANTERBURY COVE, AS RECORDED IN MAP BOOK 39, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$465,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

**\$155,000.00 of the purchase price received above was paid from a second purchase money mortgage loan closed simultaneously herewith.**

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

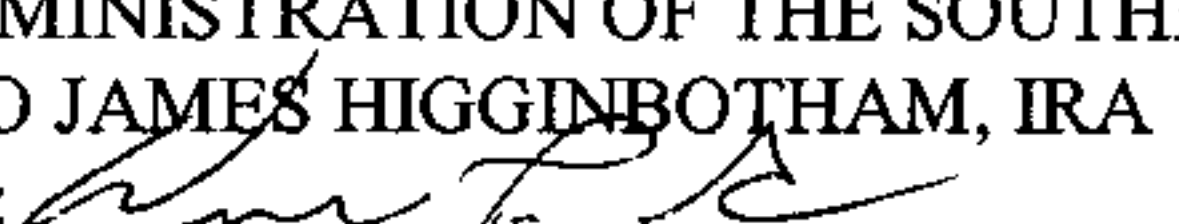
Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 2nd day of November, 2017.

  
STEPHEN SANDERSON

  
GWEN SANDERSON

IRA INNOVATIONS, LLC FBO JAMES  
HIGGINBOTHAM, IRA FKA ENTRUST  
ADMINISTRATION OF THE SOUTHEAST  
FBO JAMES HIGGINBOTHAM, IRA  
BY:   
WILLIAM P. GULAS, MANAGER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

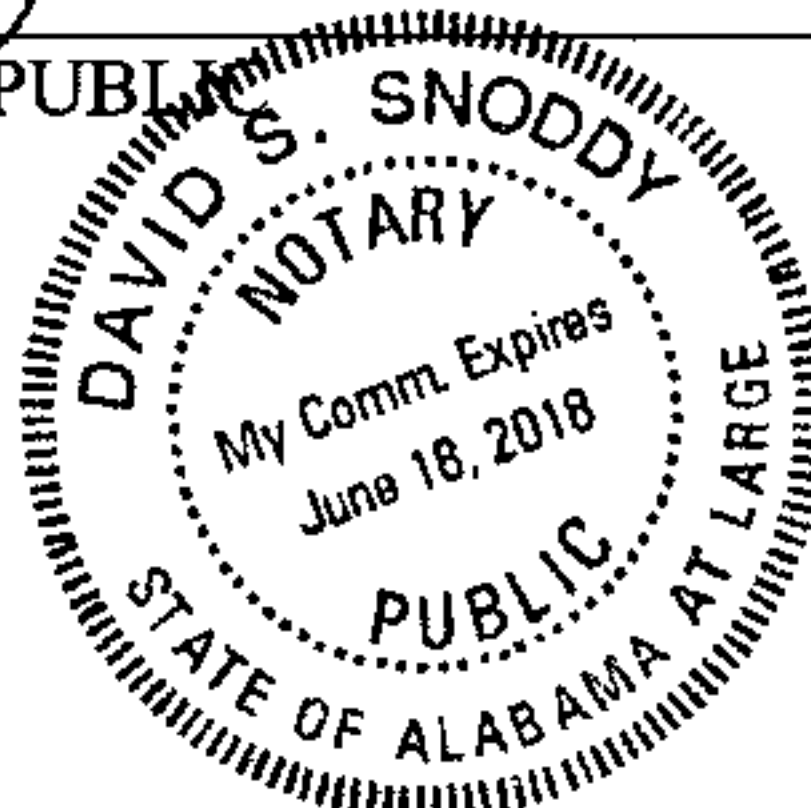
I, the undersigned authority, a Notary Public in and for said State, hereby certify that **STEPHEN SANDERSON AND GWEN SANDERSON**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 2nd day of November, 2017

My commission expires:

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

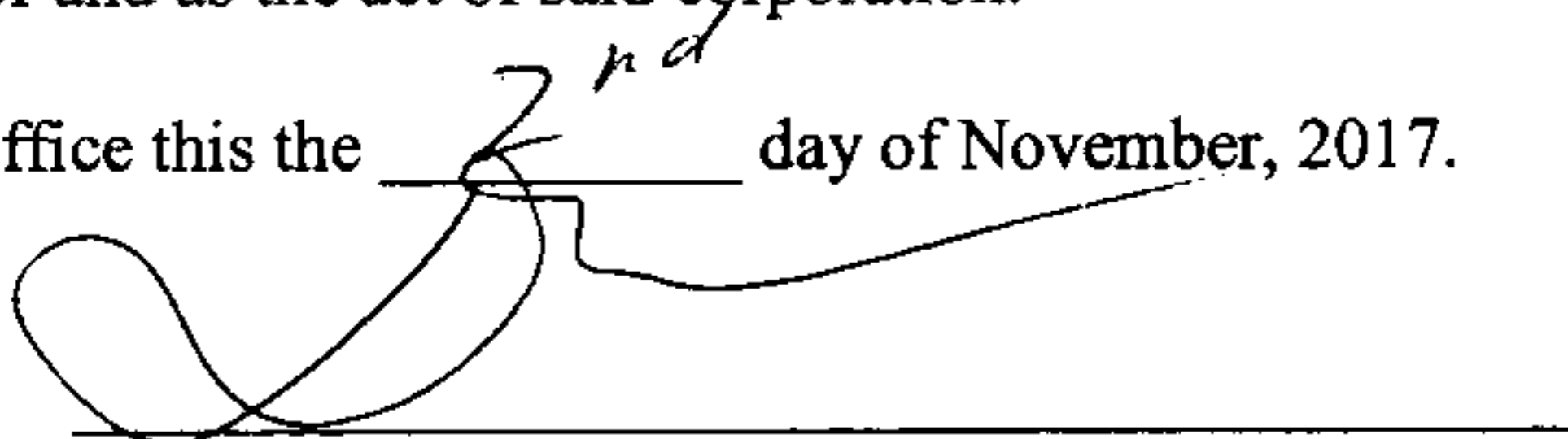
  
NOTARY PUBLIC



STATE OF ALABAMA  
COUNTY OF JEFFERSON

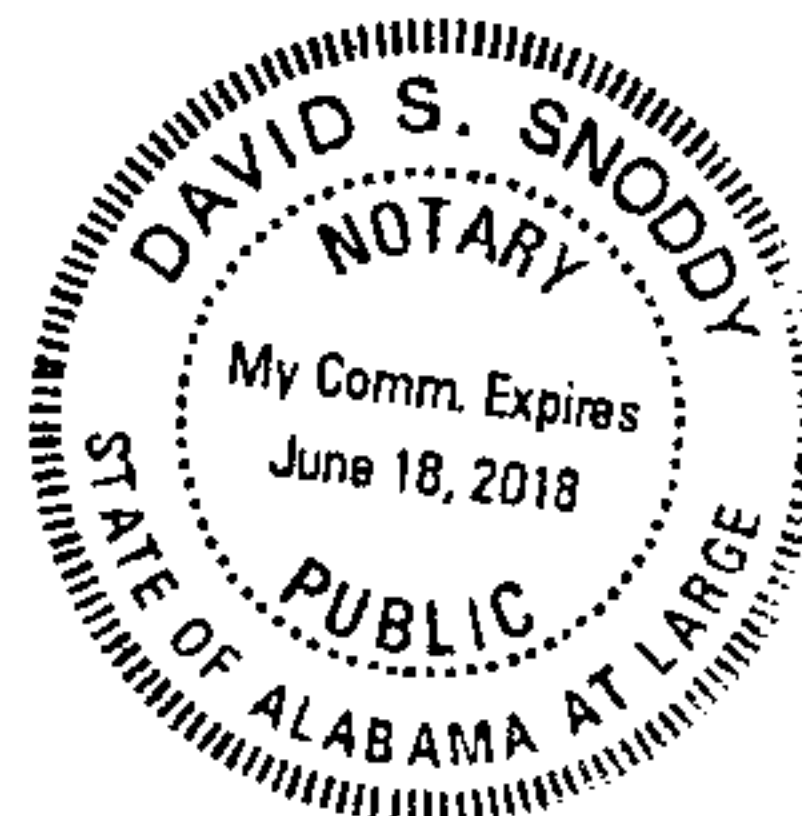
I, the undersigned authority, a Notary Public in and for said State, hereby certify that William P. Gulas, Manager of Ira Innovations, LLC FBO James Higginbotham, IRA f/k/a Entrust Administration of the Southeast FBO James Higginbotham IRA, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity of such officer and with full authority, executed the same voluntarily for and as the act of said corporation.


Given under my hand and seal of office this the 2<sup>nd</sup> day of November, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY, ATTORNEY-AT-LAW  
THE SNODDY LAW FRIM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, AL 35243



  
20171107000404650 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 03:17:23 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name STEPHEN SANDERSON  
Mailing Address: 6724 Double Oak Ct

Grantee's Name GS MASTERS, INC.  
Mailing Address: 255 GRAND VIEW PARKWAY  
MAYLENE, AL 35114

Property Address 6762 DOUBLE OAK COURT  
BIRMINGHAM, AL 35242

Date of Sale: November 2, 2017  
Total Purchaser Price \$155,000.00

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

\_\_\_\_\_ Appraisal

\_\_\_\_\_ 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.

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date NOVEMBER 2, 2017

Print Stephen Sanderson

   Unattested

(verified by)

Sign Stephen Sanderson

(Grantor/Grantee/Owner/Agent) circle one

20171107000404650 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 03:17:23 PM FILED/CERT

