



20171122000422450 1/4 \$69.50
Shelby Cnty Judge of Probate, AL
11/22/2017 01:29:43 PM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Ralph B. Scott and Nancy R. Noble
100 Blackstone Court
Chelsea, Alabama 35043

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this November 17, 2017, That for and in consideration of **T THOUSAND AND NO/100 (\$225,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **IRA INNOVATIONS, LLC FBO ALAN B. HARRISON (70% INTEREST) AND TERRY EDWARDS, SR. (30% INTEREST)**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **RALPH B. SCOTT and NANCY R. NOBLE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in 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.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

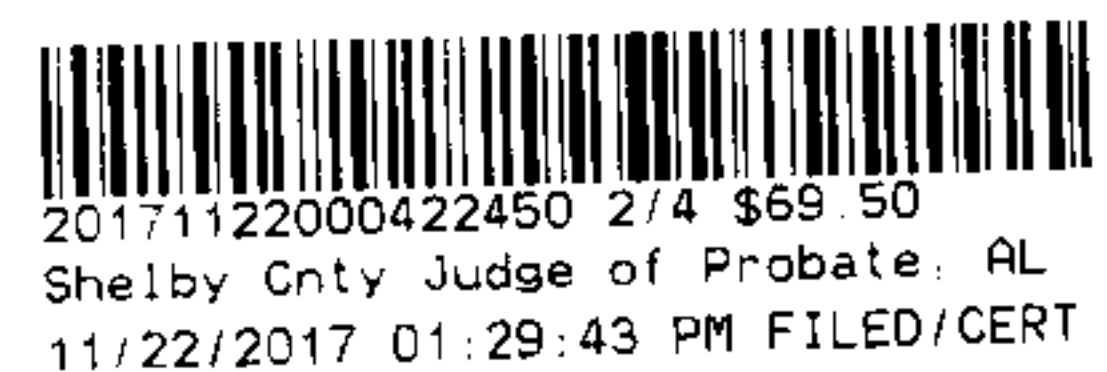
1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 33, Page 121.
7. Restrictions appearing of record in Inst. No. 2004-50421 and Inst. 2004-50619.
8. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 127, Page 317.
9. Easement(s) to Alabama Power Company as set out in Instrument #20030612000368390
10. Declaration of Easement as set out in Inst. #2001-21357

11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property
12. Reciprocal Easement Agreement as set out in Instrument #2003042000262650.
13. Restrictive Covenants as recorded in instrument No. 200203000010788 and Instrument No. 20040615000322690.
14. Restrictive covenants and grant of land easement in favor of Alabama Power Company as recorded in Instrument #20040910000506190.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

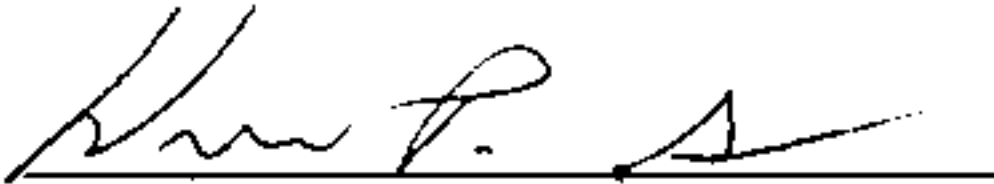
AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 17, 2017.

GRANTOR:

IRA Innovations, LLC fbo Alan B. Harrison (70% interest) and Terry Edwards, Sr. (30% interest)



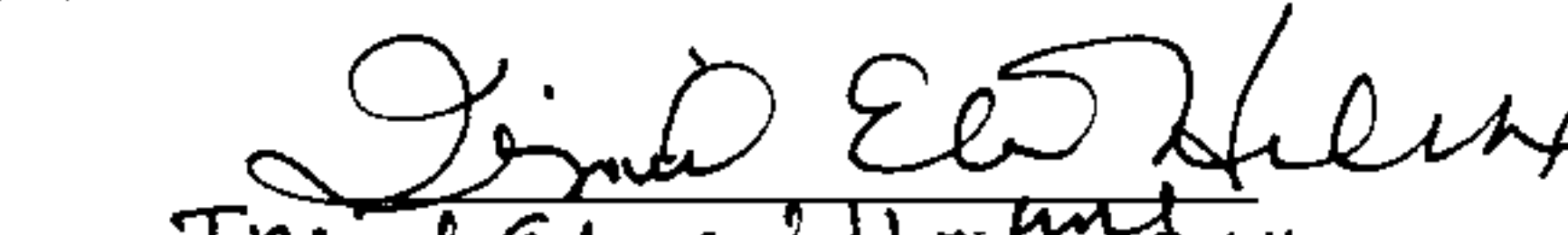
By: William Gulas, It's Authorized Representative

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that William Gulas, whose name as Authorized Representative of IRA Innovations, LLC fbo Alan B. Harrison (70% interest) and Terry Edwards, Sr. (30% interest), an Alabama limited liability company, is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 17, 2017.


Ingrid Elisha Holcombe, Notary Public
My Commission Expires: July 7, 2020

[Affix Seal Here]

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



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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

Grantor's Name IRA Innovations, LLC
Mailing Address fbo Alan B. Harrison and
Terry Edwards, Sr.
P.O. Box 360750, Bham, AL 35236

Grantee's Name Ralph B. Scott
Mailing Address Nancy R. Noble
100 Blackstone Court
Chelsea, AL 35043

Property Address 100 Blackstone Court
Chelsea, Alabama 35043

Date of Sale 11/17/17
Total Purchase Price \$ 225,900.00
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
☐ 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.

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 on 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 § 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 § 40-22-1 (h).

Date 11/17/17

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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