

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Daniel Grayson Smith
Kelly Lyn Smith
6750 Double Oak Court
Birmingham, AL 35242

WARRANTY DEED

20171213000445620 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
12/13/2017 04:10:56 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Stephen Sanderson, Gwen Sanderson, husband and wife, and IRA Innovations LLC FBO James Robert Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Robert Higginbotham, IRA, whose mailing address is 6724 Double Oak Court, Birmingham, AL 35242 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Daniel Grayson Smith and Kelly Lyn Smith, whose mailing address is 6750 Double Oak Court, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 6750 Double Oak Court, Birmingham, AL 35242; to wit:

LOT 6, ACCORDING TO THE MAP AND SURVEY OF CANTERBURY COVE, AS RECORDED IN MAP BOOK 39, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$800,528.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 39, Page 132.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 39, Page 132.

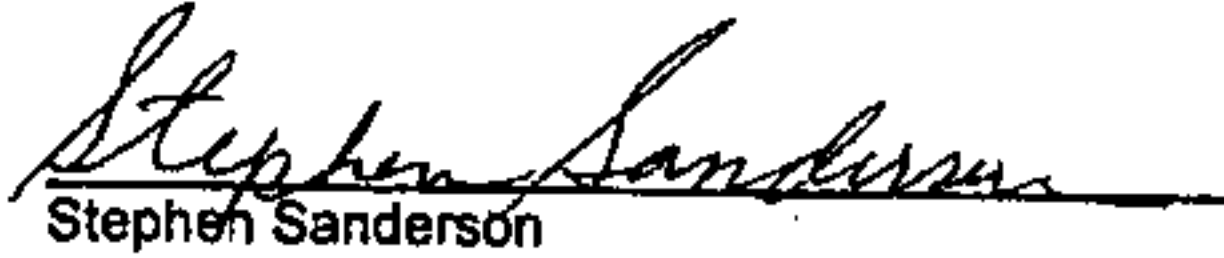
130' building set backline on front of said lot; 10' easement on rear & south sides of said lot; 15' water easement on east side of said lot as shown on recorded plat/map.

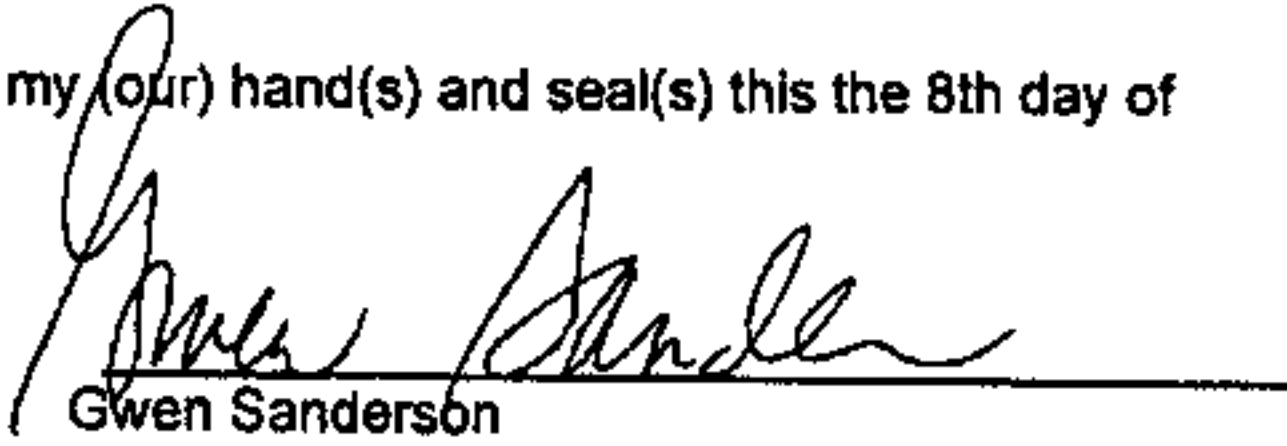
Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20080404000136950, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of December, 2017


Stephen Sanderson


Gwen Sanderson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Stephen Sanderson and Gwen Sanderson, whose name 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/she/they executed the same voluntarily on the day the same bears date.


Given under my hand this the 8th day of December, 2017.


Notary Public

My commission expires: _____


(Seal)

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021


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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of December, 2017.

IRA Innovations LLC FBO James Robert Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Robert Higginbotham, IRA


William P. Gulas
Authorized Representative


State of Alabama


Shelby County

} General Acknowledgment


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William P. Gulas, whose name is signed as Authorized Representative of IRA Innovations LLC FBO James Robert Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Robert Higginbotham, IRA, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Authorized Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on December 08, 2017.


Notary Public

My commission expires: July 7, 2020

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	Stephen Sanderson Gwen Sanderson IRA Innovations LLC FBO James Robert Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Robert Higginbotham, IRA	Grantee's Name	Daniel Grayson Smith Kelly Lyn Smith
Mailing Address	<u>6724 Double Oak Court</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>6750 Double Oak Court</u> <u>Birmingham, AL 35242</u>
Property Address	<u>6750 Double Oak Court</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>December 08, 2017</u>
		Total Purchase Price	<u>\$165,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>X Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 December 07, 2017

Print Stephen Sanderson

Form RT-1



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____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1