

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Darrius D. Taylor and Milagros I.
Bosch-Taylor
213 Shelby Farms Bend
Alabaster, AL 35007

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$217,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, IRA Innovations LLC FBO Martha Gardiner, IRA f/k/a Entrust Administration of the Southeast, Inc., FBO Martha Gardiner, IRA (the "Grantor", whether one or more), whose mailing address is P.O. Box 360750, Birmingham, AL 35236, do hereby grant, bargain, sell, and convey unto Darrius D. Taylor and Milagros I. Bosch-Taylor (the "Grantees"), whose mailing address is 213 Shelby Farms Bend, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 213 Shelby Farms Bend, Alabaster, AL 35007; to-wit:

**Lot 93, according to the Amended Plat of Shelby Farms Subdivision, as
recorded in Map Book 46, Page 5, in the Probate Office of Shelby County,
Alabama.**

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Note: \$217,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, IRA Innovations LLC FBO Martha Gardiner, IRA f/k/a Entrust Administration of the Southeast, Inc., FBO Martha Gardiner, IRA, has/have hereunto set his/her/their hand(s) and seal(s) this 22nd day of December, 2017.

IRA Innovations LLC FBO Martha Gardiner, IRA

BY: 
William P. Gulas
Authorized Representative

State of Alabama

County of Shelby

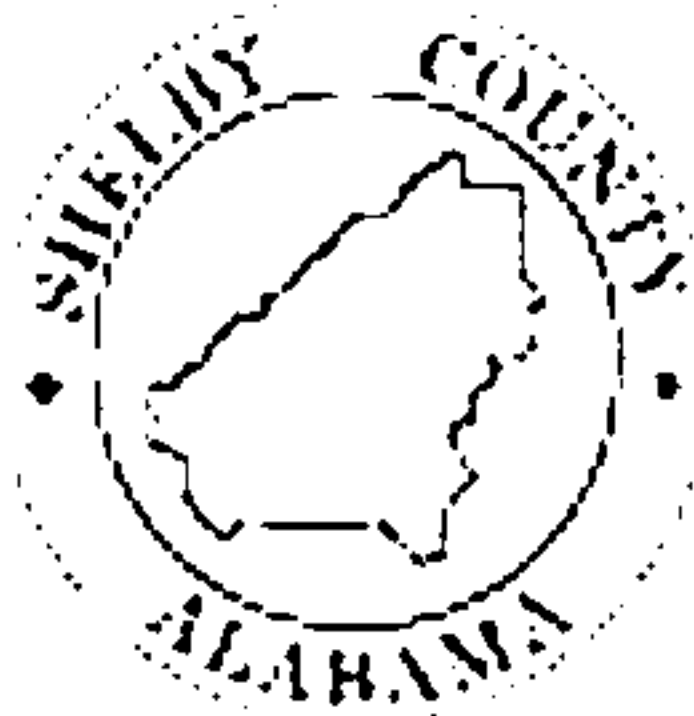
I, Ingrid Elisha Holcomb, a notary for said County and in said State, hereby certify that William P. Gales, whose name as of IRA Innovations LLC FBO Martha Gardiner, IRA, an Alabama Limited Liability Company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and seal, this the 21 of December, 2017.

Ingrid Elisha Holcomb
Notary Public

Commission Expires: July 7, 2020

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/28/2017 12:26:58 PM
\$19.00 JESSICA
20171228000461550

[Signature]