

This Instrument was prepared by:
Gregory D. Harrelson
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
IRA Innovations, LLC
100 Concourse Pkwy, Ste 170
Birmingham, AL 35244

WARRANTY DEED



20181001000348730 1/3 \$216.00
Shelby Cnty Judge of Probate, AL
10/01/2018 10:33:58 AM FILED/CERT

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

That in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Paul A. Orman, a married man** (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **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)** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

LOT 9, ACCORDING TO THE SURVEY OF CHELSEA FARMS, AS RECORDED IN MAP BOOK 48, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning Classifications and Use Restrictions.

Subject property does not constitute the homestead of the Grantor nor that of Grantor's spouse.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.
And the Grantor does for himself and for his heirs and assigns covenant with the said Grantees, their successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs and assigns shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/01/2018
State of Alabama
Deed Tax: \$195.00

IN WITNESS WHEREOF, the said grantor, has hereunto set his signatures and seals this 6th day of September, 2018.



Paul A. Orman

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul A. Orman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of September, 2018.



NOTARY PUBLIC

My Commission Expires 8-25-19


20181001000348730 2/3 \$216.00
Shelby Cnty Judge of Probate, AL
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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: Paul A. Orman

Mailing Address: 6578 Chelsea Road
Columbiana, AL 35051

Grantee's name: IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA
IRA Innovations, LLC fbo Robert Connor Farmer Traditional IRA

Mailing Address: 100 Concourse Pkwy, Ste 170
Birmingham, AL 35244

Property Address: See Legal Description on Deed

Date of Transfer: 09/06/2018

Total Purchase Price: \$195,000.00

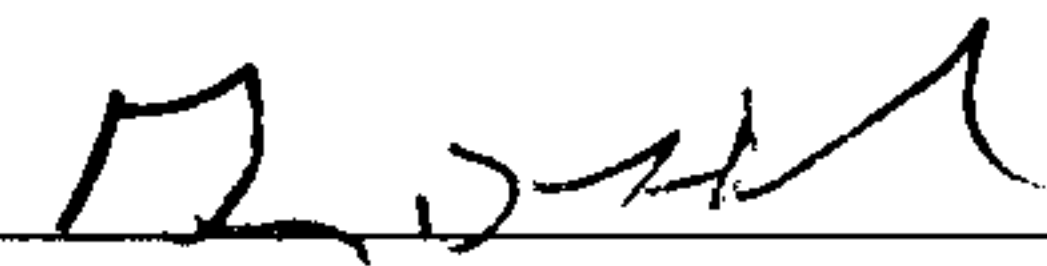
The purchase price or actual cash value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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: 09/06/2018

Sign: 
Verified by closing agent
Gregory D. Harrelson

