

Send tax notice to:
JOSEPH F. HALEY, III
198 W TRESTLE WAY
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018604

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA **whose mailing address is:** 5184 Caldwell Mill Road, Ste 204-303, Birmingham, AL 35124 (hereinafter referred to as "Grantor") by JOSEPH F. HALEY, III and JENNIFER G. HALEY **whose property address is:** 198 W. Trestle Way, Helena, AL, 35080 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 824, according to the Survey of Final Plat Sheet I Riverwoods Eight Sector- Phase I, as recorded in Map Book 43, Page 28 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2007-43516; Inst. No. 2015-6545; Inst. No. 2015-6541.

\$412,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, by WILLIAM P. GULAS, its AUTHORIZED REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24th day of October, 2018.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA


BY: WILLIAM P. GULAS
ITS: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P. GULAS, whose name as AUTHORIZED REPRESENTATIVE of IRA INNOVATIONS LLC FBO BRETT WINFORD IRA 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 the said instrument, he/she as such AUTHORIZED REPRESENTATIVE and with full authority, executed the same voluntarily for and as the act of said company.

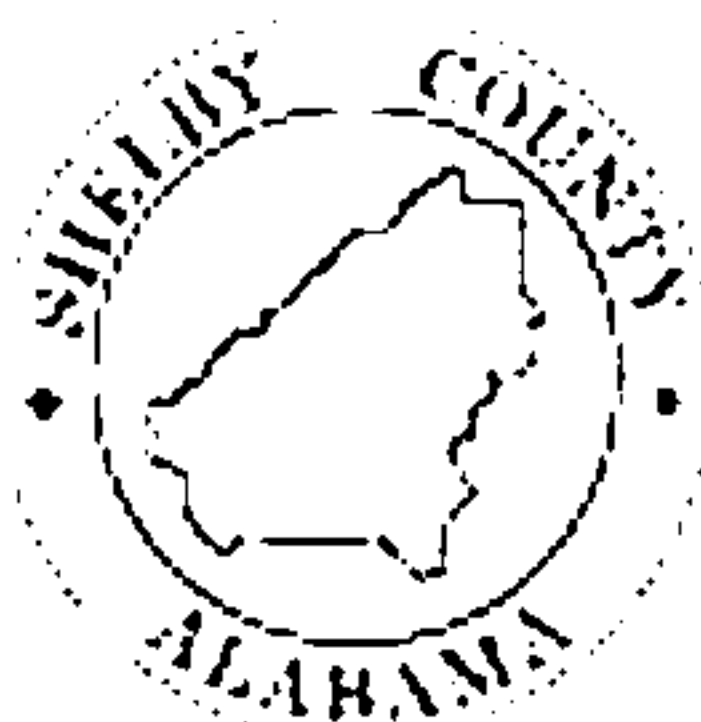
Given under my hand and official seal this the 24th day of October, 2018

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

Notary Public

Print Name: Ingrid Elisha Holcombe
Commission Expires:

July 7, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2018 12:47:04 PM
\$121.00 CHERRY
20181025000378000

Allen S. Bayl