

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Carlisle Creek Construction, LLC  
109 Kilberry Way  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

20181106000392840

11/06/2018 12:46:38 PM

DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Forty Thousand and no/100 Dollars (\$140,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **IRA INNOVATIONS LLC FBO EDMUND LOWELL, IRA** (herein referred to as Grantor) grant, bargain, sell and convey unto **CARLISLE CREEK CONSTRUCTION, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lots 224 & 225, according to the Survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Elisha Holcombe**, its **Authorized Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30 day of October, 2018.

IRA Innovations LLC FBO Edmund Lowell, IRA



BY: Elisha Holcombe

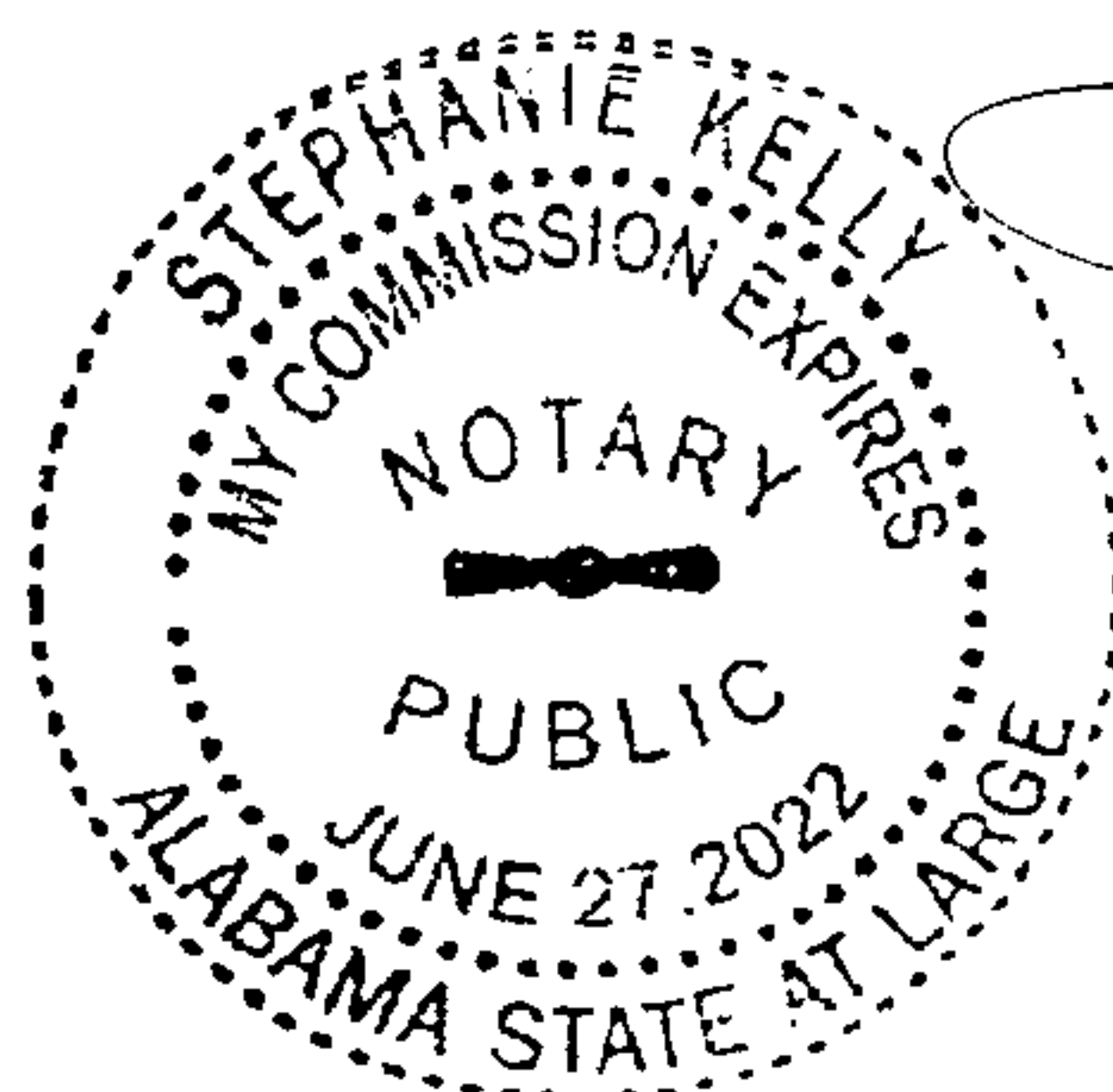
ITS: Authorized Representative

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Elisha Holcombe**, whose name as **Authorized Representative** of **IRA Innovations LLC FBO Edmund Lowell, IRA**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such 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 30<sup>th</sup> day of October, 2018.



  
Notary Public

My Commission Expires: 6/27/22

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 Edmund Lowell, IRA  
100 Concourse Pkwy, Ste 170  
Birmingham, AL 35244

Grantee's Name Carlisle Creek  
Mailing Address Construction, LLC  
109 Kilberry Way  
Pelham, AL 35124

Property Address 1032 & 1036 Pine Valley Dr  
Calera, AL 35040

Date of Sale October , 2018  
Total Purchase Price \$ 140,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2018 12:46:38 PM  
\$158.00 CHARITY  
20181106000392840

Allen S. Bayl

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  
X Sales Contract  
X 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 August 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 August result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print B. CHRISTOPHER BATTLES

Unattested  
(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one