

Send tax notice to:
IRA INNOVATIONS, LLC
FBO BRETT WINFORD, IRA
422 OXFORD WAY
PELHAM, AL 35124

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

STATE OF ALABAMA

SHELBY COUNTY

2018694

20181214000437920
12/14/2018 01:59:08 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-One Thousand and 00/100 Dollars (\$61,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ANDREW W. COX, a single man**, whose mailing address is: 115 Hampton Lake Drive, Pelham, AL 35124 (hereinafter referred to as "Grantor") by **IRA INNOVATIONS, LLC FBO BRETT WINFORD, IRA** whose property address is: 422 Oxford Way, Pelham, AL 35124 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Oak Mountain Preserve, Phase 1, as recorded in Map Book 40, Page 144, 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 yet 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. 2009-22940.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

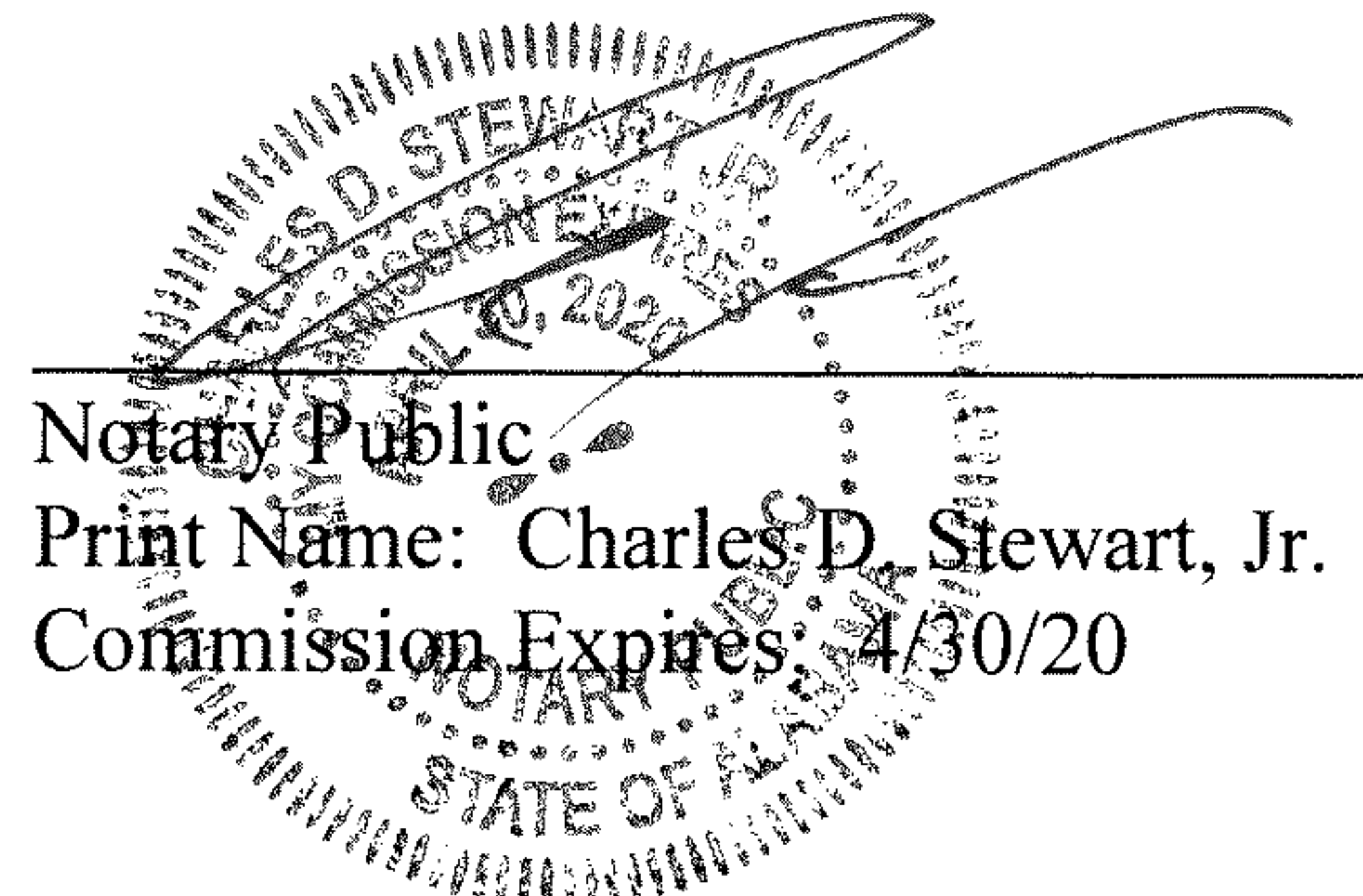
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 13th day of December, 2018.


ANDREW W. COX

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREW W. COX whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 01:59:08 PM
\$79.00 CHERRY
20181214000437920

