

Send tax notice to:
JASON S. FRASE
404 Acer Trail
Alabaster, AL 35007

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

STATE OF ALABAMA

2018705

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) **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: PO Box 360750, Birmingham, AL 35236** and WINFORD HOMECRAFTERS, LLC **whose mailing address is: PO Box 536, Helena, AL 35080** (hereinafter referred to as "Grantor") by JASON S. FRASE **whose property address is: 404 Acer Trail, Alabaster, AL 35007** (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 16A, according to the Resurvey of Lots 15 and 16, Dearing Farms, as recorded in Map Book 50 Page 32, 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. Right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.
5. Easement to Alabama Power Company recorded in Inst. No. 2016-35016
6. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, by William P. Gulas, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11 day of December, 2018.

IRA Innovations, LLC FBO Brett Winford IRA



BY: William P. Gulas
ITS: Authorized Agent

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 Agent of IRA Innovations, LLC FBO Brett Winford IRA, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 11 day of December, 2018.

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


Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, the said Grantor, Winford Homecrafters by Brett Winford, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of December, 2018.

Winford Homecrafters, LLC


BY: Brett Winford
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett Winford, whose name as Member of Winford Homecrafters, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 11 day of December, 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2018 02:06:21 PM
\$133.00 CHERRY
20181217000439740

