

Send tax notice to:
RYAN CAPPS
1050 FAIRFIELD LANE
BIRMINGHAM, AL 35242

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

STATE OF ALABAMA

2019498

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Seven Thousand Nine Hundred and 00/100 Dollars (\$87,900.00) **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: P.O. BOX 536, HELENA, AL 35080 (hereinafter referred to as "Grantor") by **RYAN CAPPS and ASHLYN CAPPS** whose property address is: **LOT 14 DEARING FARMS, 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 14, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, 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.
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.

\$84,098.59 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, by Elisha Holcombe, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 23 day of July, 2019.

IRA Innovations, LLC FBO Brett Winford IRA



BY: Elisha Holcombe

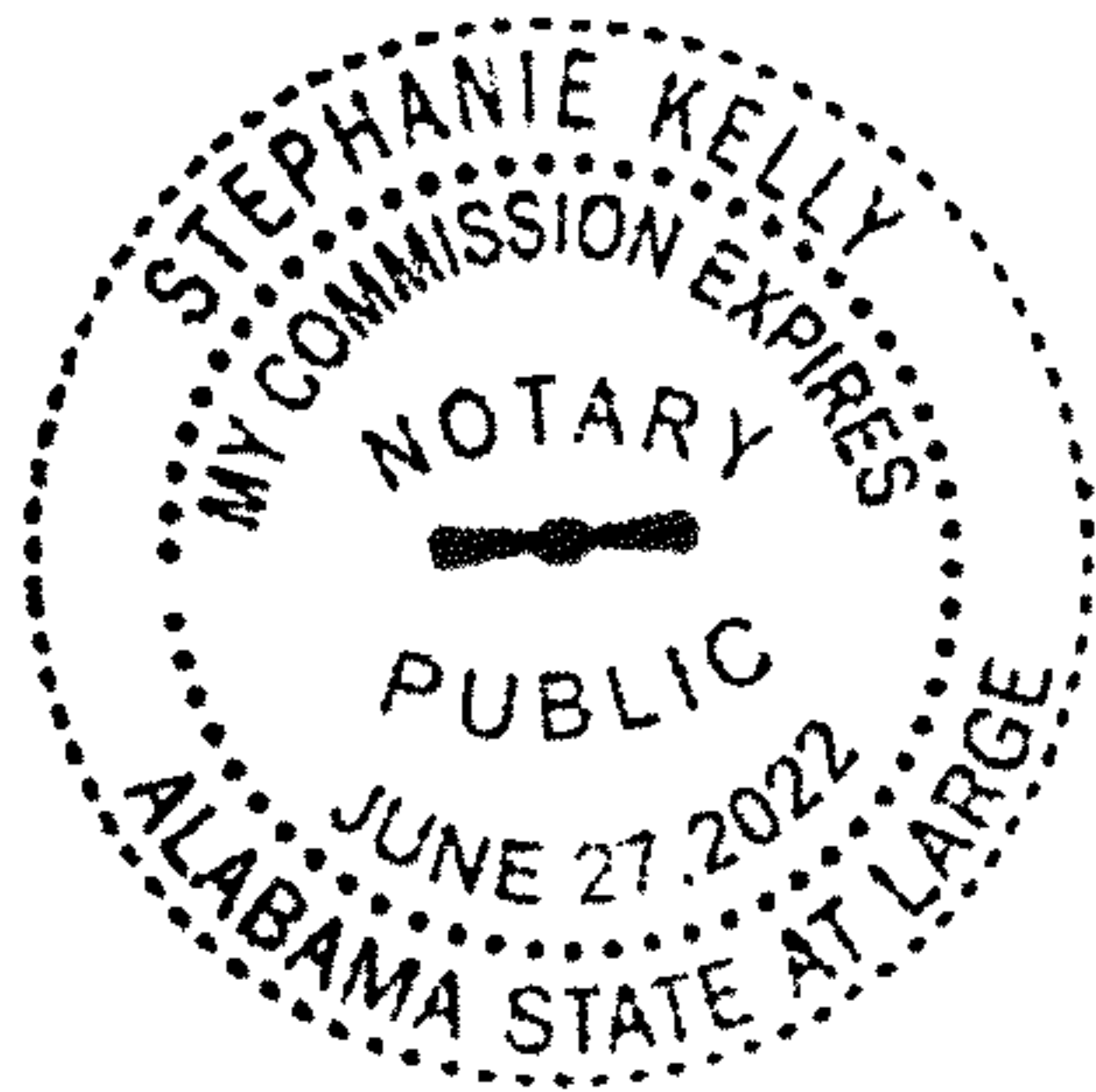
ITS: Authorized Agent

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, 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, she executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 23 day of July, 2019.




Notary Public
Print Name: Stephanie Kelly
Commission Expires: 06.27.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/25/2019 01:44:57 PM
\$22.00 CATHY
20190725000266660

