

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice To:
James D. Baker

Quit Claim Deed
(Title Not Examined - No Opinion Expressed)

20190821000306440 1/3 \$267.00
Shelby Cnty Judge of Probate, AL
08/21/2019 10:32:46 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **IRA Innovations, LLC FBO James Baker IRA** (herein referred to as Grantor), does grant, bargain, sell and convey unto **James D. Baker** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

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

\$0.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

August **IN WITNESS WHEREOF**, the undersigned have hereto set his hand and seal this the 21 day of August, 2019.

IRA Innovations, LLC FBO James Baker IRA

Elisha Holcomb (L.S.)
By: Elisha Holcomb
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 Holcomb whose name as Authorized Representative of **IRA Innovations, LLC FBO James Baker 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 foregoing instrument, he as such Authorized Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of August, 2019.

[NOTARY SEAL] CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

Cynthia R. Morgan
Notary Public
My Commission Expires:

Shelby County, AL 08/21/2019
State of Alabama
Deed Tax: \$246.00

EXHIBIT A LEGAL DESCRIPTION

Parcels of land in the SW ¼ of the NE ¼ of the NW ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Parcel 1:

Commence at the NW corner of the SW ¼ of the NE ¼ of Section 6, Township 22 South, Range 2 West; thence run South 84 degrees 26 minutes 35 seconds East along the North line of said ¼ - ¼ section for a distance of 42.50 feet to the point of beginning; thence continue along last described course for a distance of 540.07 feet; thence run South 00 degrees 45 minutes 51 seconds West a distance of 1344.50 feet to a point on the south line of said ¼ - ¼ section; thence run North 84 degrees 17 minutes 01 seconds West along the South line of said ¼ - ¼ section for a distance of 555.09 feet; thence North 01 degree 24 minutes 52 seconds East for a distance of 1341.90 feet to the point of beginning.


Parcel II:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West; thence run South 84 degrees 17 minutes 01 seconds East along the north line of said ¼ - ¼ section for a distance of 39 feet to the point of beginning; thence continue along last described course for a distance of 277.59 feet; thence run South 01 degree 02 minutes 33 seconds West for a distance of 14.06 feet to a point on the northerly right of way of Shelby County Highway # 22, said point also being a point on the curve to the left having a central angle of 14 degrees 17 minutes 43 seconds and a radius of 1142.28 feet and a chord bearing of South 78 degrees 20 minutes 39 seconds West; thence run along the arc of said curve and said right of way for a distance of 285 feet; thence run North 01 degrees 24 minutes 52 seconds for a distance of 99.17 feet to the point of beginning.

Less and except the following parcel of land:

A parcel of land lying in Section 6, Township 22 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SW ¼ of the NE ¼ of said Section; thence run South 84 degrees 26 minutes 35 seconds East along the North line of said ¼ - ¼ Section for a distance of 42.50 feet to a point being the Point of Beginning; thence continue South 84 degrees 26 minutes 35 seconds East for a distance of 540.07 feet to a 5/8 inch rebar found; thence South 00 degrees 45 minutes 51 seconds West for a distance of 20.07 feet to a point; thence North 84 degrees 26 minutes 35 seconds West for a distance of 540.28 feet to a point; thence North 01 degrees 24 minutes 52 seconds East for a distance of 20.05 feet to the Point of Beginning.


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TRA Investors
Mailing Address _____

Grantee's Name JAMES BAKER
Mailing Address 9131 Hwy 22
Montevallo, AL 35115

Property Address N/A

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 245,510

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

Date 8-21-2019

Print

JAMES BAKER

Sign

JAMES BAKER

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Sarah Robinson,
Assessment 8/21/2019

20190821000306440 3/3 \$267.00
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Form RT-1