

Prepared By:
South Oak Title Trussville, LLC
5582 Apple Park Drive
Birmingham, Alabama 35235

Send Tax Notice To:
Donald L. Taylor, III
1929 Chandalar Court
Pelham, Alabama ~~XXXX~~ 35124 *SSM*

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand Dollars and no/100 (\$100,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the sufficiency and receipt whereof is acknowledged, **IRA Innovations LLC FBO Robert David Watts IRA, P.O. BOX 360750, BIRMINGHAM, AL 35236** hereby grants, bargains, sells and conveys unto **Donald L. Taylor, III, 1929 Chandalar Court, Pelham, Alabama 35124**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to current Ad Valorem taxes, which are not yet due and payable.

Subject to any and all easements, restrictions and limitations of record.

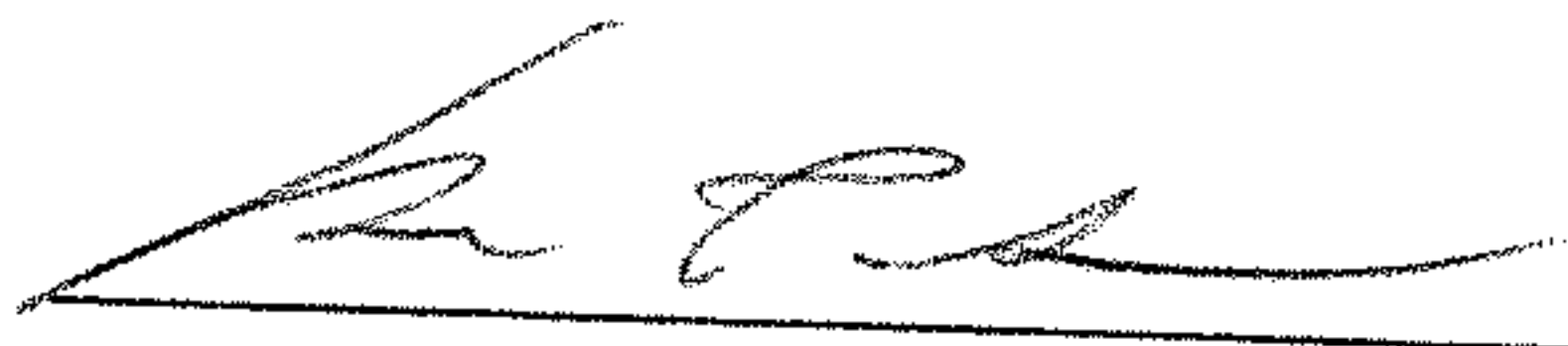
Mineral and mining rights excepted.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of September, 2019.

IRA Innovations LLC FBO R. David Watts IRA

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09/18/2019 02:16:13 PM
DEEDS 1/3


_____(SEAL)
By: William P. Gulas
Its: Member

STATE OF Alabama ,
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as Member of IRA Innovations LLC FBO R. David Watts IRA, is signed to the foregoing conveyance, and who is known to me; acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily, with full authority as such officer on the day the same bears date.

Given under my hand and official seal, this 14 day of September, 2019.



Notary Public
My Commission Expires: July 7, 2020

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

EXHIBIT "A"

Unit "C", Building 3, of Lot 3, Chandalar South Townhouses as recorded in Map Book 6, Page 6, corrected in Map Book 7, page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most Southerly corner of Lot 3; thence in a Northwesterly direction along the SW line of Lot 3 a distance of 29.93 feet; thence 90° right in a Northeasterly direction a distance of 15.0 feet to the Point of Beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D"; and the center line of the wood fence common to Units "C" and "D"; thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C", and "D"; thence left in a Northwesterly direction along the center line of last described fence a distance of 23.23 feet to intersection of the center line of the wood fence common to Units "B" and "C"; thence left in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D"; thence left in a Southeasterly direction along the center line of last described fence a distance of 20.92 feet to the Point of Beginning.

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Real Estate Sales Validation Form
This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: IRA Innovations LLC FBO
Robert David Watts IRA
PO Box 360750
Birmingham, Alabama 35235

Grantee's Name: Donald L. Taylor, III
1929 Chandalar Court
Pelham, Alabama 35124

Property Address: 1929 Chandlar Court
Pelham, Alabama 35124

Date of Sale 9/16/2019
Total Purchase Price \$100,000.00
Actual Value _____
Or
Assessor's Market Value _____

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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
____ 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 the 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 of 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 September 16, 2019

____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2019 02:16:13 PM
\$31.00 CHERRY
20190918000343160

Allen S. Bayl