

Send tax notice to:

JASON S FRASE

935 Hwy 95

Helena AL 35080

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2019652T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$89,900.00) 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 **JASON S FRASE and DEANNA G FRASE** whose mailing address is: 935 Hwy 95 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 15, 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, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Dearing Farms, as recorded in Map Book 48, page 31, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of the Dearing Farms Homeowners Association as recorded in Instrument #20170818000301460.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20170815000295610.
6. Easement in favor of Alabama Power Company recorded in Instrument #20160926000350160.
7. Right of way granted to AT&T recorded in Book 179, Page 238, and Book 173, Page 933.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, by ELISHA HOLCOMBE, its AUTHORIZED REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 1st day of October, 2019.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA

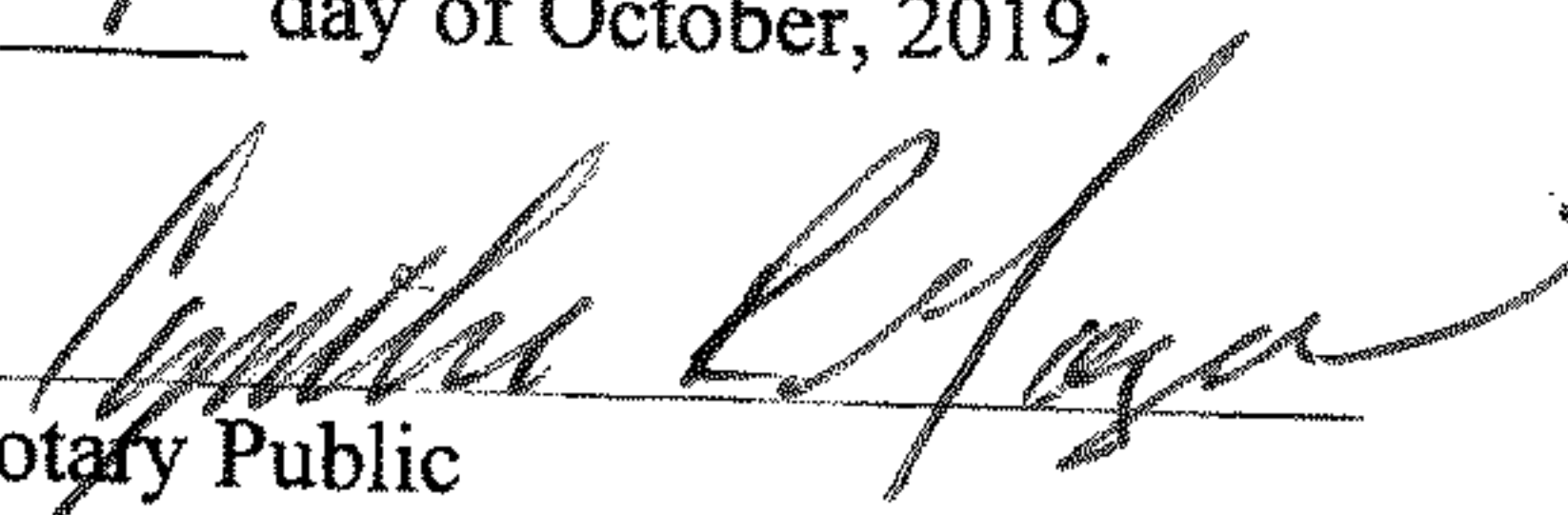
  
BY: ELISHA HOLCOMBE  
ITS: AUTHORIZED REPRESENTATIVE

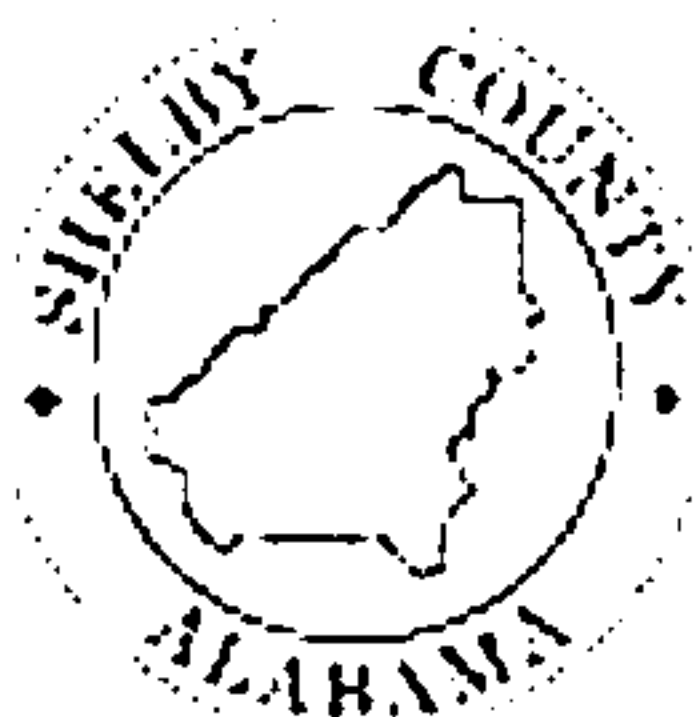
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELISHA HOLCOMBE, whose name as AUTHORIZED REPRESENTATIVE 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 corporation.

Given under my hand and official seal this the 1 day of October, 2019.

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

  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/07/2019 12:41:58 PM  
\$115.00 CHERRY  
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