

This instrument was prepared by:
 Townes & Woods, P.C.
 717 Kerr Drive / Post Office Box 96
 Gardendale, Alabama 35071
 (205) 631-4019

Send Tax Notice to:
 James Larry Parker
 225 Valley Lake Road
 Columbiana, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
 JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Six Thousand Two Hundred Fifty and 00/100 Dollars (\$46,250.00) to the undersigned grantor

IRA Innovations, LLC fbo James Larry Parker, IRA

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, sell and convey unto

Parker Family Revocable Trust Dated December 5th, 2016

(herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of Section 26, Township 20 South, Range 2 West Shelby County, Alabama; South 88 degrees, 26 minutes, 21 seconds West, a distance of 981.62 feet; thence North 00 degrees, 4 minutes, 14 seconds East, a distance of 678.40 feet; thence North 00 degrees, 7 minutes, 47 seconds West a distance of 691.37 feet; thence South 88 degrees 26 minutes, 21 seconds West, a distance of 1192.85 feet to the Point of Beginning; thence continue along the last described course, a distance of 557.09 feet; thence South 00 degrees, 07 minutes, 47 seconds East, a distance of 483.01 feet; thence North 88 degrees, 38 minutes, 46 seconds East, a distance of 500.00 feet; thence South 33 degrees, 12 minutes, 32 seconds East, a distance of 104.48 feet; thence North 00, degrees 7 minutes, 47 seconds West, a distance of 573.79 of the Point of Beginning.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs devisees, executor or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises: that they are free from all encumbrances; 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized representative who is authorized to execute this conveyance, hereto set its signature and seal this 27 day of December, 2018.

IRA Innovations, LLC fbo James Larry Parker, IRA

Shelby County, AL 10/11/2019
 State of Alabama
 Deed Tax: \$46.50

BY:


 William P. Gulas, Authorized Representative



20191011000375870 1/3 \$74.50
 Shelby Cnty Judge of Probate, AL
 10/11/2019 12:37:06 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William P. Gulas**, whose name as **Authorized Representative of, IRA Innovations, LLC fbo James Larry Parker, IRA**, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 27th day of December, 2018.


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

[SEAL]


Notary Public

My Commission Expires

July 7, 2020


20191011000375870 2/3 \$74.50
Shelby Cnty Judge of Probate, AL
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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 FLA Innovations PBO Jones Larry Parklee
Mailing Address 225 Valley Lake
Chesapeake, AL
35043

Grantee's Name Parker Family Revocable
Mailing Address 225 Valley Lake Trust
Chesapeake, AL
35043

Property Address 225 Valley Lake
Chesapeake, AL
35043

Date of Sale 12-27-18
Total Purchase Price \$

or
Actual Value \$ 46,250

or
Assessor's Market Value \$

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 10-11-19

Print Jeanne Smith Parklee trustee

Unattested

Sign J Smith Parklee
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

20191011000375870 3/3 \$74.50
Shelby Cnty Judge of Probate, AL
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