

Send tax notice to:  
KEVIN SCHRUM  
300 OAK MOUNTAIN CREST WAY  
PELHAM, AL, 35124

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

STATE OF ALABAMA

2020153

SHELBY COUNTY

**20200316000102840**

**03/16/2020 01:38:54 PM**

**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) 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, A LIMITED LIABILITY COMPANY** whose mailing address is: P.O. BOX 536, HELENA, AL 35080 (hereinafter referred to as "Grantor") by **KEVIN SCHRUM and LYNDSEY SCHRUM** whose property address is: **300 OAK MOUNTAIN CREST WAY, PELHAM, AL, 35124** (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 1, according to the Survey of Oak Mountain Preserve, Phase 1, as recorded in Map Book 40, Page 144, 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 yet due and payable until October 1, 2020.
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, including release of damages.
4. Restrictions appearing of record in Inst. No. 2009-22940.

**\$585,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 WILLIAM P GULAS, its AUTHORIZED REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 11 day of March, 2020.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA

  
BY: WILLIAM P GULAS  
ITS: AUTHORIZED REPRESENTATIVE

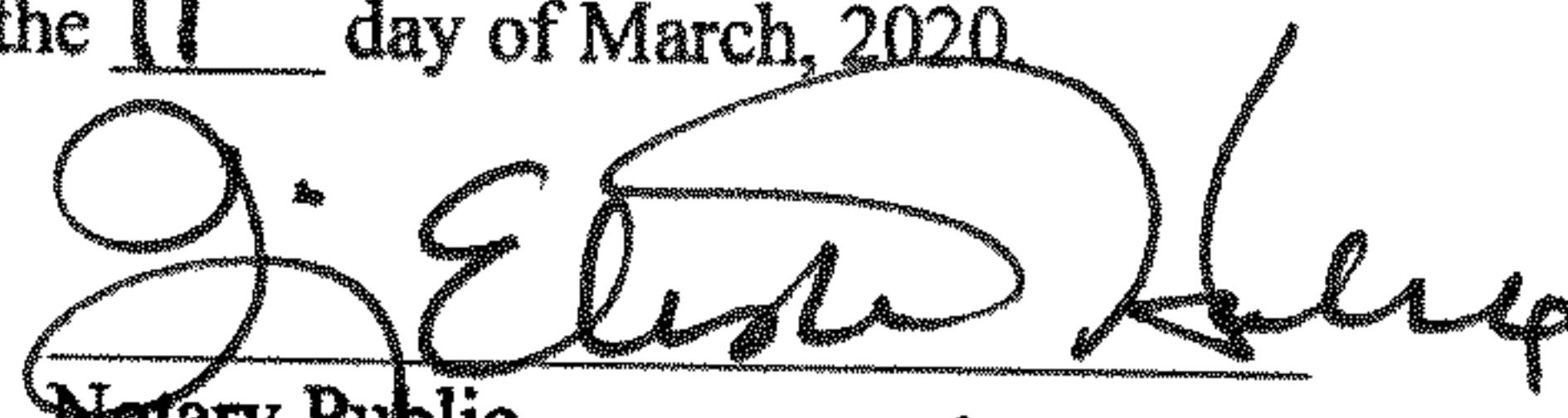
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P GULAS, 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, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11 day of March, 2020.

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

  
Notary Public  
Print Name: Ingrid Elisha Holcombe  
Commission Expires: July 7, 2020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2020 01:38:54 PM  
\$90.00 MIST  
20200316000102840

*Allen S. Bayl*