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05/20/2020 04:12:51 PM
DEEDS 1/3

This Instrument was prepared by:
Gregory D. Harrelson
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Christopher Lloyd Trice
Racheal Bentley Trice
281 Twelve Oaks Circle
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$160,000.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA and IRA Innovations, LLC fbo Robert Connor Farmer Traditional IRA (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Christopher Lloyd Trice and Racheal Bentley Trice, husband and wife, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

LOT 9, ACCORDING TO THE SURVEY OF CHELSEA FARMS, AS RECORDED IN MAP BOOK 48, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning Classifications and Use Restrictions.

\$136,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.
And the Grantors do for itself/themselves and for its/their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/they have a good right to sell and convey the same as aforesaid; that it/they will, and its/their heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors, by their Authorized Representatives who are authorized to execute this conveyance have hereunto set their signatures and seals this 19th day of May, 2020.

IRA Innovations, LLC fbo Robert Connor Farmer
SEP IRA



By: Elisha Holcombe
Its: Authorized Representative

IRA Innovations, LLC fbo Robert Connor Farmer
Traditional IRA



By: Elisha Holcombe
Its: Authorized Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, 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 Robert Connor Farmer SEP 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, she, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA on the day the same bears date.

Given under my hand and official seal, this 19th day of May, 2020.

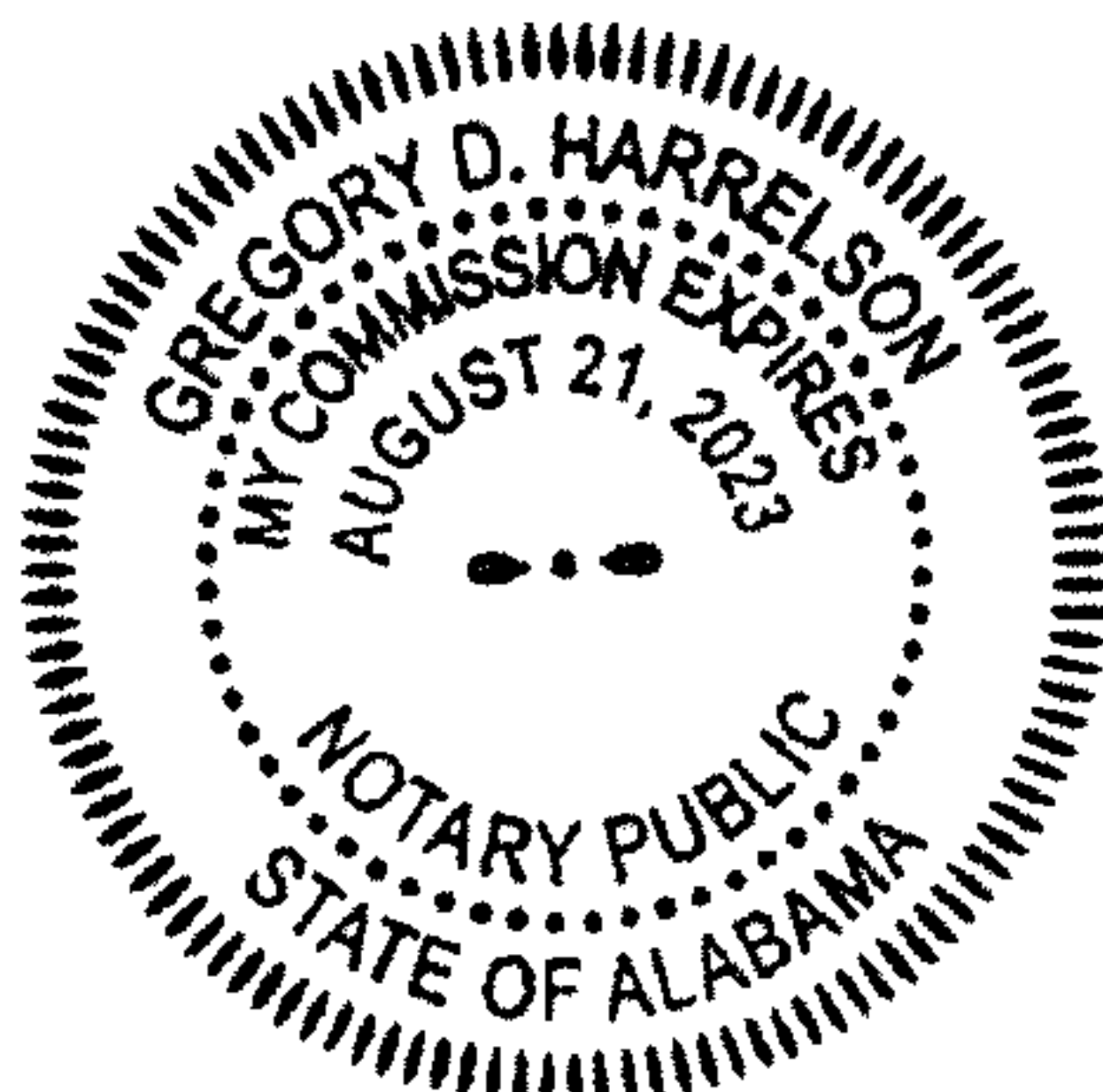

NOTARY PUBLIC

My Commission Expires 8-21-23

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, 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 Robert Connor Farmer Traditional 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, she, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of IRA Innovations, LLC fbo Robert Connor Farmer Traditional IRA on the day the same bears date.

Given under my hand and official seal, this 19th day of May, 2020.


NOTARY PUBLIC

My Commission Expires 8-21-23

Real Estate Sales Validation Form

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

Grantor's Name IRA Innovations, LLC
 Mailing Address 100 Concourse Pkwy
 Ste 170
 Birmingham, AL 35244

Grantee's Name Christopher Lloyd Trice
 Mailing Address Racheal Bentley Trice
 281 Twelve Oaks Circle
 Chelsea, AL 35043

Property Address See Legal on Deed

Date of Sale 05/19/2020

Total Purchase Price \$ 160,000

or

Actual Value \$ _____

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☐ Appraisal☒ Sales Contract☐ Other _____☒ Closing Statement

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 5/19/20

Print Gregory D. Harrelson

Unattested

Sign M. Orell

(verified by)

(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
 05/20/2020 04:12:51 PM
 \$190.00 CHERRY
 20200520000202320

Alicia S. Byrd