

Send tax notice to:

BYRON EATON

149 River Crest Lane  
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

2020784

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) 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**, whose mailing address is: P.O. Box 536, Helena, AL 35080 (hereinafter referred to as "Grantor") by **BYRON EATON and BRANDY EATON** whose property address is: **937 LONG ST, 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 918, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector "F", as recorded in Map Book 45, Page 40 and Sector "A" as recorded in Map Book 44, Page 124, respectively, 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. 2020-10921, Inst. No. 2017-38753 and Inst. No. 2007-43516.

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 30 day of September, 2020.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA



BY: WILLIAM P GULAS

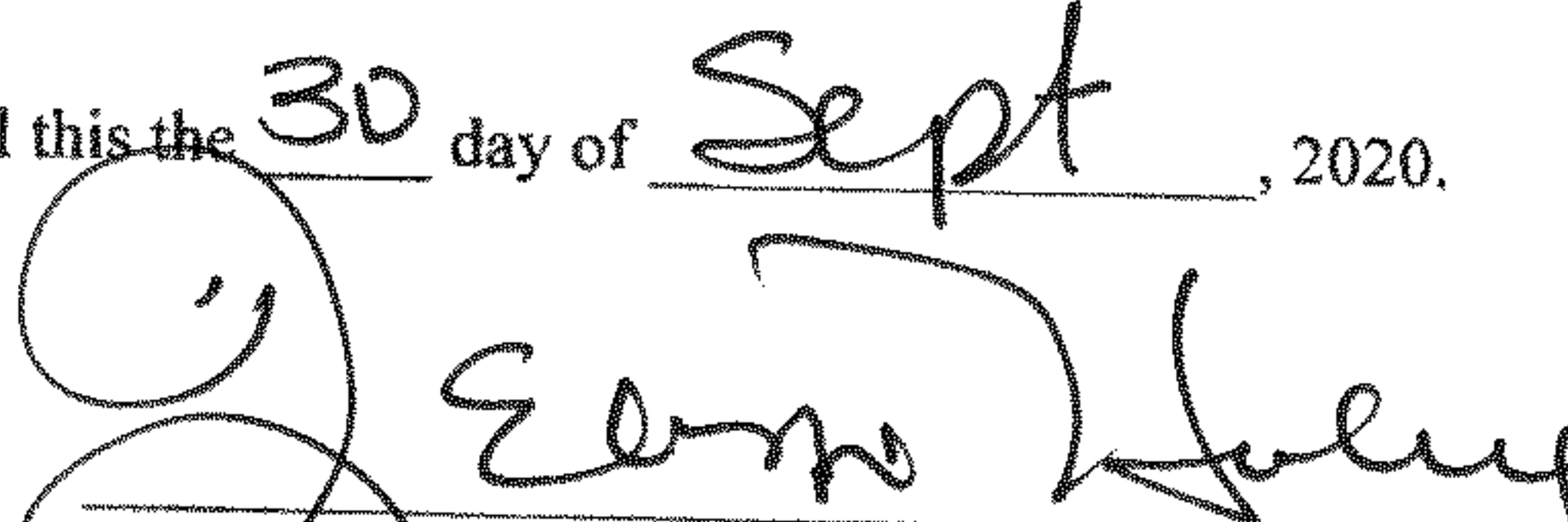
ITS: AUTHORIZED REPRESENTATIVE

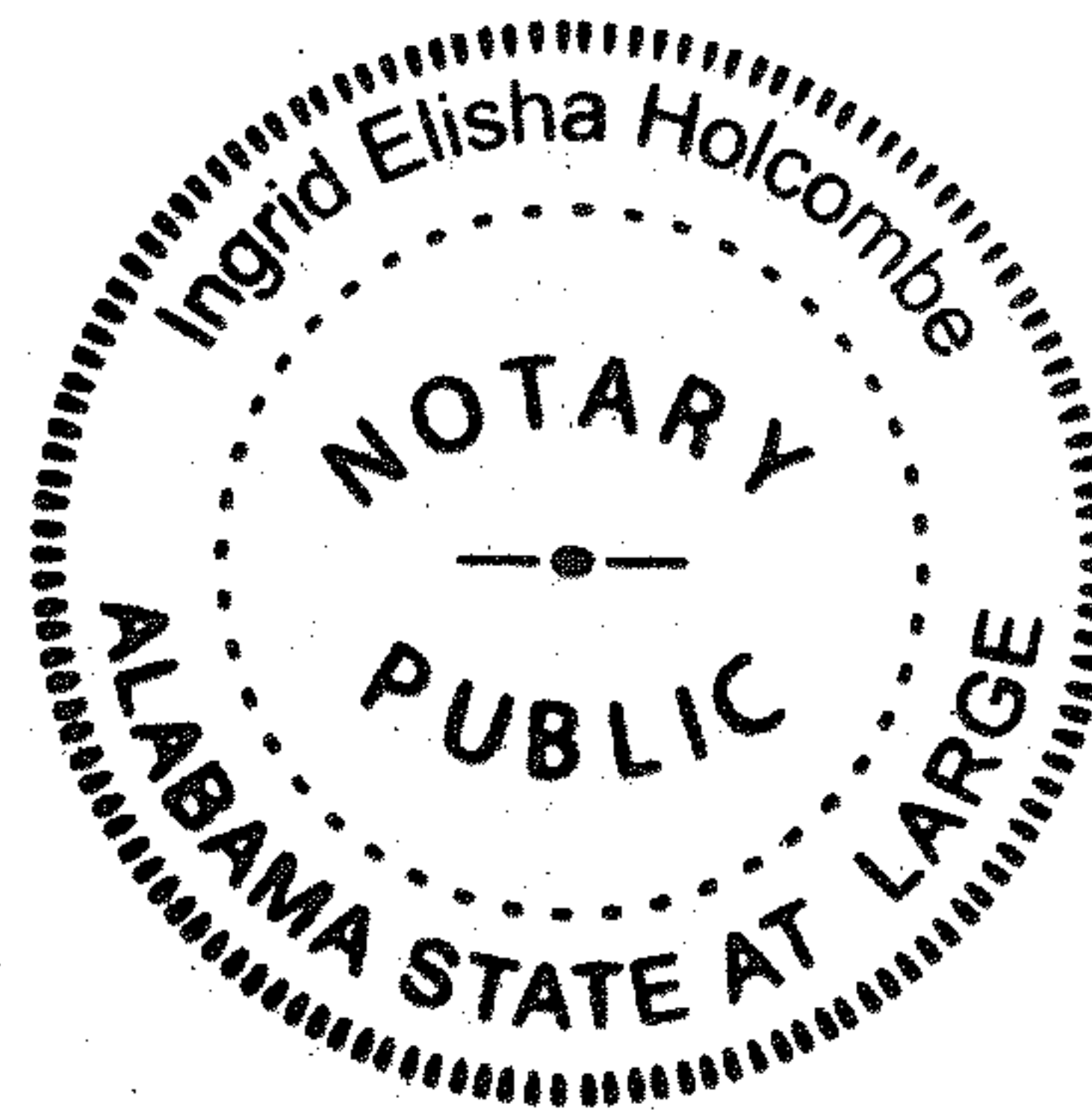
STATE OF ALABAMA

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 30 day of Sept, 2020.

  
Notary Public  
Print Name:  
Commission Expires: Sept 20, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*