

This Document Prepared By:
Gregory D. Harrelson, Esq.
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
IRA Innovations LLC
PO Box 360750
Birmingham, AL 35236

STATUTORY WARRANTY DEED

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

That in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, MARCUS B. MILES and LINDA J. MILES, husband and wife (herein referred to as GRANTORS) does hereby grant, bargain, sell and convey unto IRA INNOVATIONS LLC FBO ROBERT FARMER JR TRADITIONAL IRA (84%) and IRA INNOVATIONS LLC FBO ROBERT FARMER JR SEP IRA (16%), (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

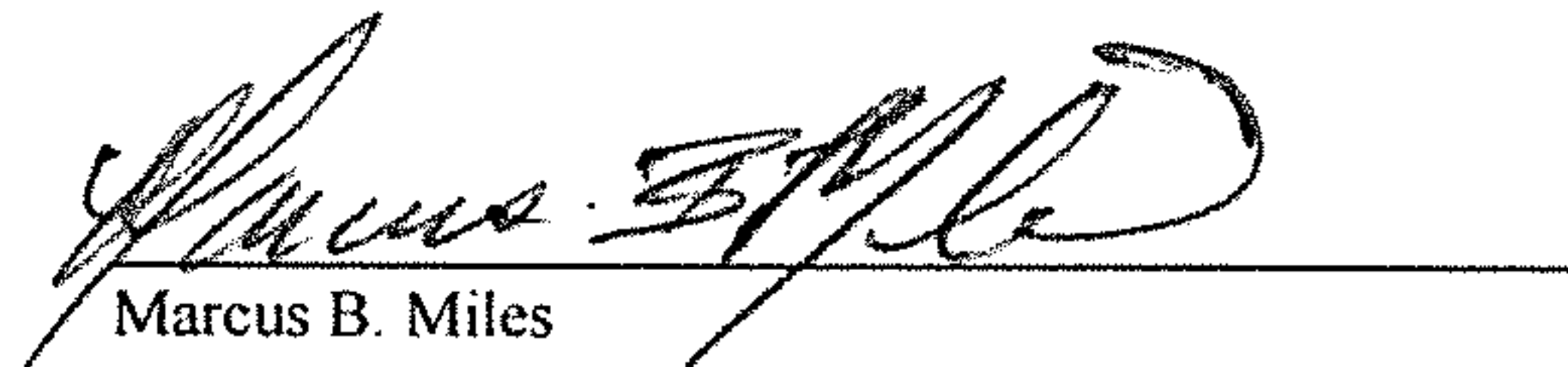
LOT 109, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE – PHASE 1B, AS RECORDED IN MAP BOOK 43, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

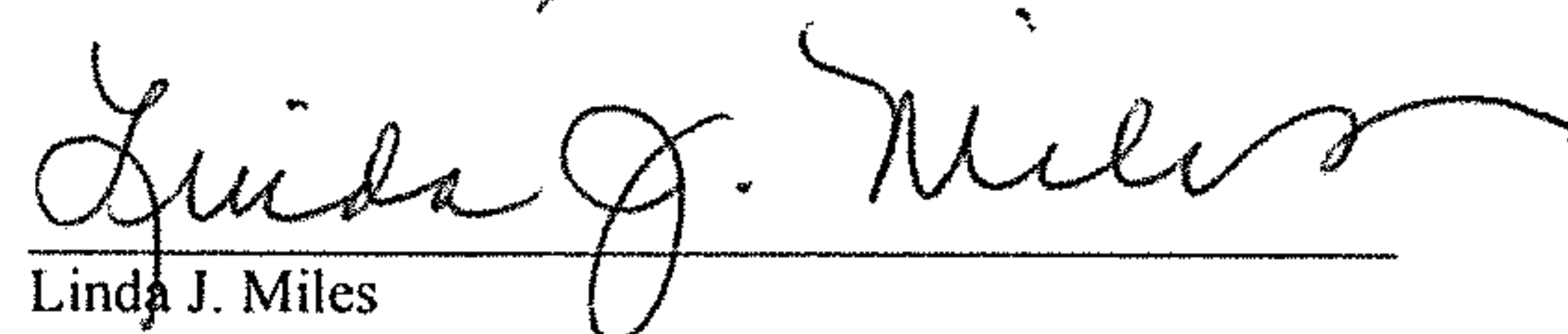
Subject to:

1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, Its successors and assigns, forever.
And the Grantor hereby covenants with said Grantees that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signature and seal on this the 22nd day of October, 2020.


Marcus B. Miles


Linda J. Miles

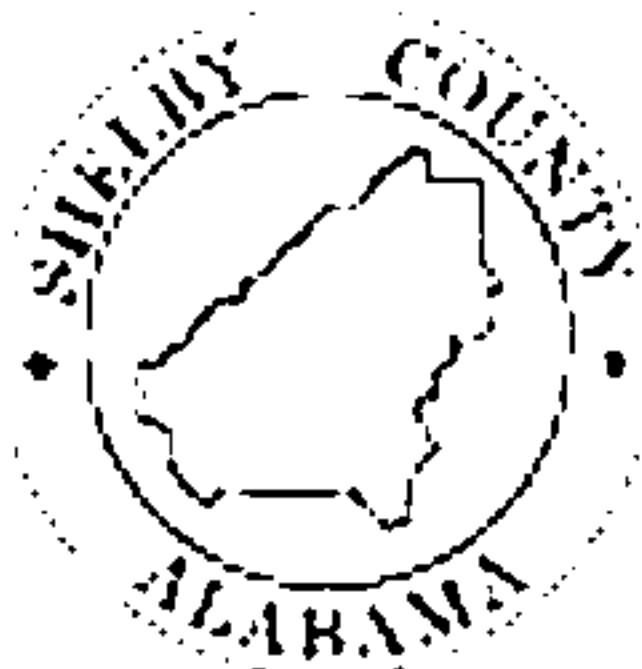
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marcus B. Miles and Linda J. Miles, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of October, 2020.


NOTARY PUBLIC
My Commission Expires: 8-21-23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2020 04:02:11 PM
\$276.00 CHARITY
20201110000515630

20201110000515630 11/10/2020 04:02:11 PM DEEDS 2/2

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Marcus B. Miles
Mailing Address Linda J. Miles
4087 Highland Ridge Dr
Birmingham, AL 35242

Grantee's Name IRA Innovations LLC FBO
Mailing Address Robert Farmer Jr. IRA
PO Box 360750
Birmingham, AL 35236

Property Address See legal Description
on Deed

Date of Sale 10/22/2020
Total Purchase Price \$ 250,000

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
☒ 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 10/22/20

Print Linda J. Miles

Unattested

Sign *Linda J. Miles*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1