

<b>Grantor:</b> Zimmer-Wesson Associates, Inc., an Alabama corporation 246 County Road 251 Cullman, AL 35057  Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556 246 County Road 251 Cullman, AL 35057  The Robert C. Wesson Testamentary Trust 246 County Road 251 Cullman, AL 35057  <b>Grantee:</b> IRA Innovations, LLC FBO Michael Shane Spray IRA P.O. Box 360750 Birmingham, AL 35236	<b>Property Address:</b> 1445 Highway 45 Sterrett, AL 35147  <b>Date of Sale:</b> January 29, 2021  <b>Total Purchase Price:</b> \$774,999.00  <b>Purchase Price Verification:</b> See deed below
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**THIS INSTRUMENT WAS PREPARED BY:**

Richard W. Theibert, Attorney  
DOMINICK FELD HYDE, P.C.  
1130 22<sup>nd</sup> Street South, Suite 4000  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**

IRA Innovations, LLC FBO Michael Shane Spray IRA  
P.O. Box 360750  
Birmingham, AL 35236

**GENERAL WARRANTY DEED**

THE STATE OF ALABAMA )

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON )

That in consideration of Seven Hundred Seventy Four Thousand Nine Hundred Ninety-Nine and No/100, (\$774,999.00) DOLLARS, in hand paid to the undersigned, Zimmer-Wesson Associates, Inc., an Alabama corporation, and Deborah A. Griffin and James C. Wesson as Personal Representatives of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556 and Deborah A. Griffin and James C. Wesson as Trustees of the Robert C. Wesson Testamentary Trust (hereinafter referred to as "GRANTOR"), by IRA Innovations, LLC FBO Michael Shane Spray IRA, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 2020, which constitutes a lien, but are not yet due and payable until October 1, 2021.
2. All easements, restrictions, right of ways and covenants of record.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 29 day of January, 2021.

Zimmer-Wesson Associates, Inc.

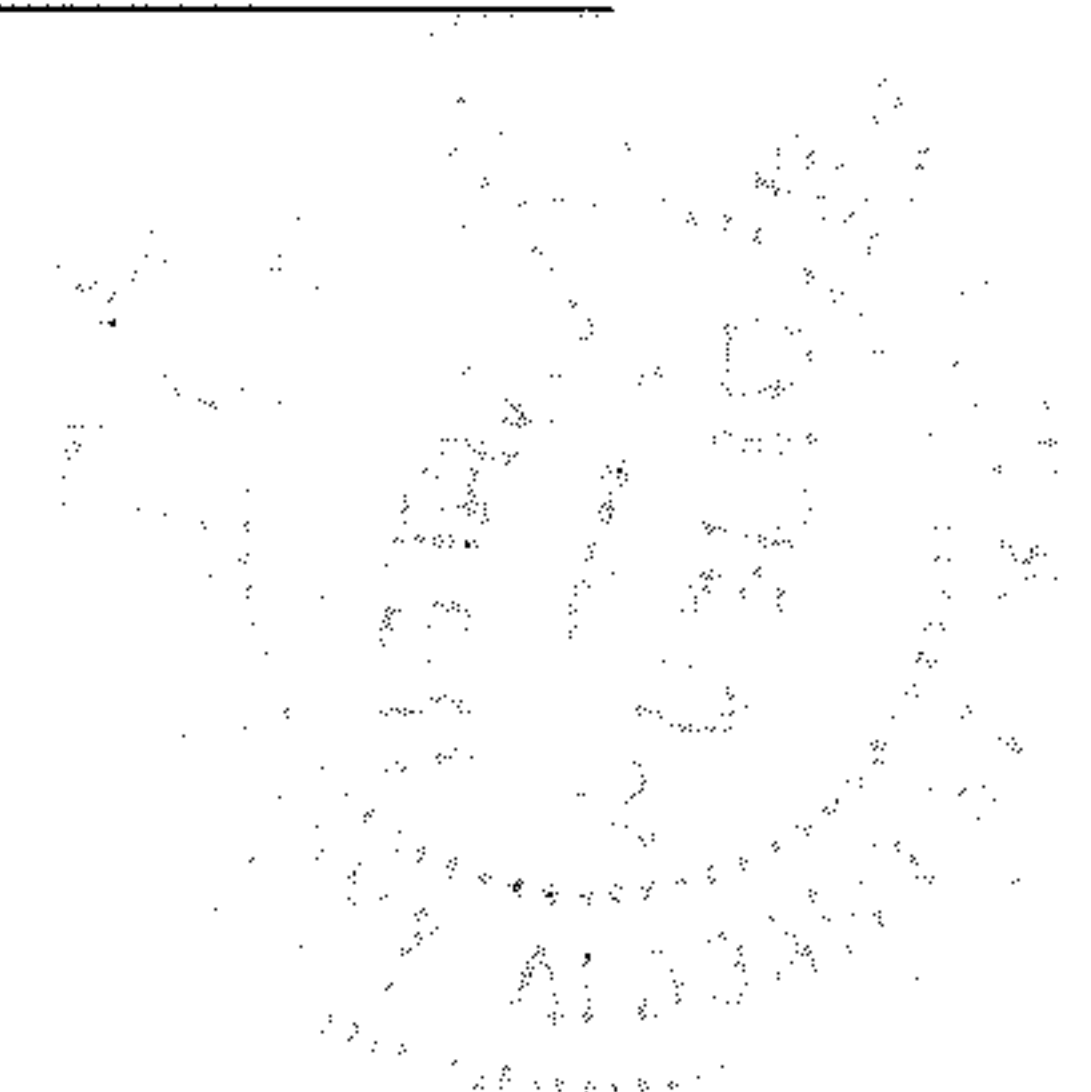
James C. Wesson (SEAL)  
By: James C. Wesson  
Its: President

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

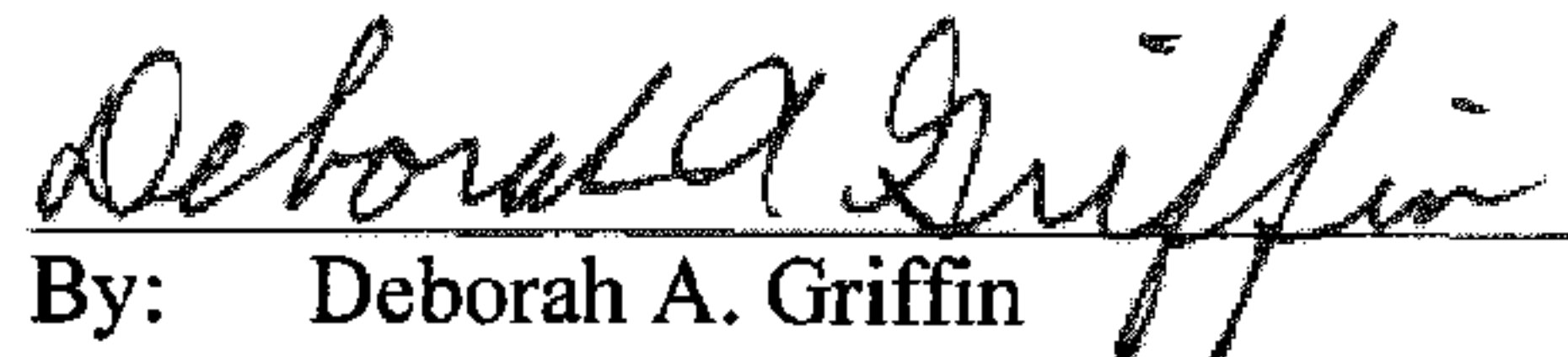
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James C. Wesson, whose name as President of Zimmer-Wesson Associates, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

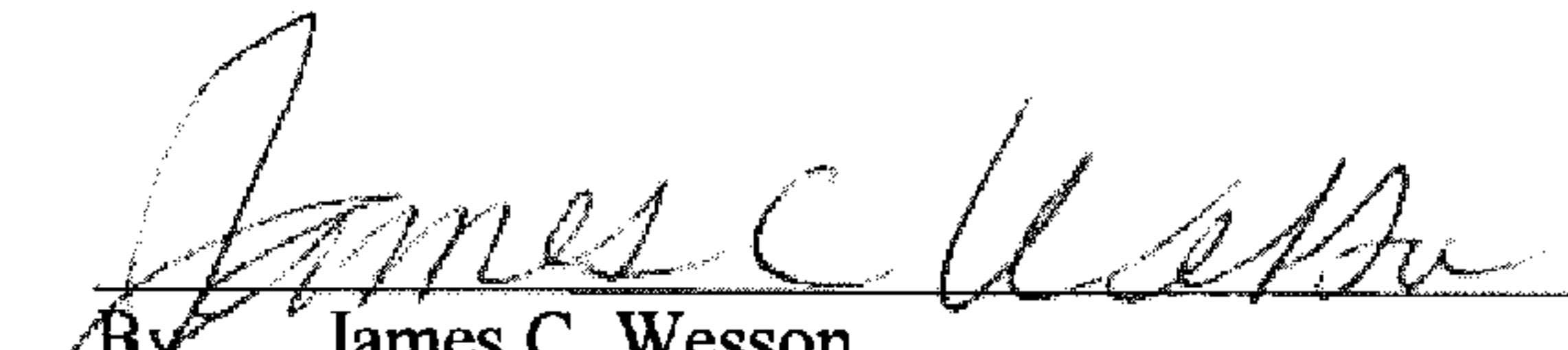
Given under my hand and official seal, this the 29 day of January, 2021.

M. H.  
Notary Public  
My commission expires: 5-23-24




Estate of Robert C. Wesson, deceased,  
Shelby County Probate Case No PR2019-556

  
By: Deborah A. Griffin  
Its: Personal Representative

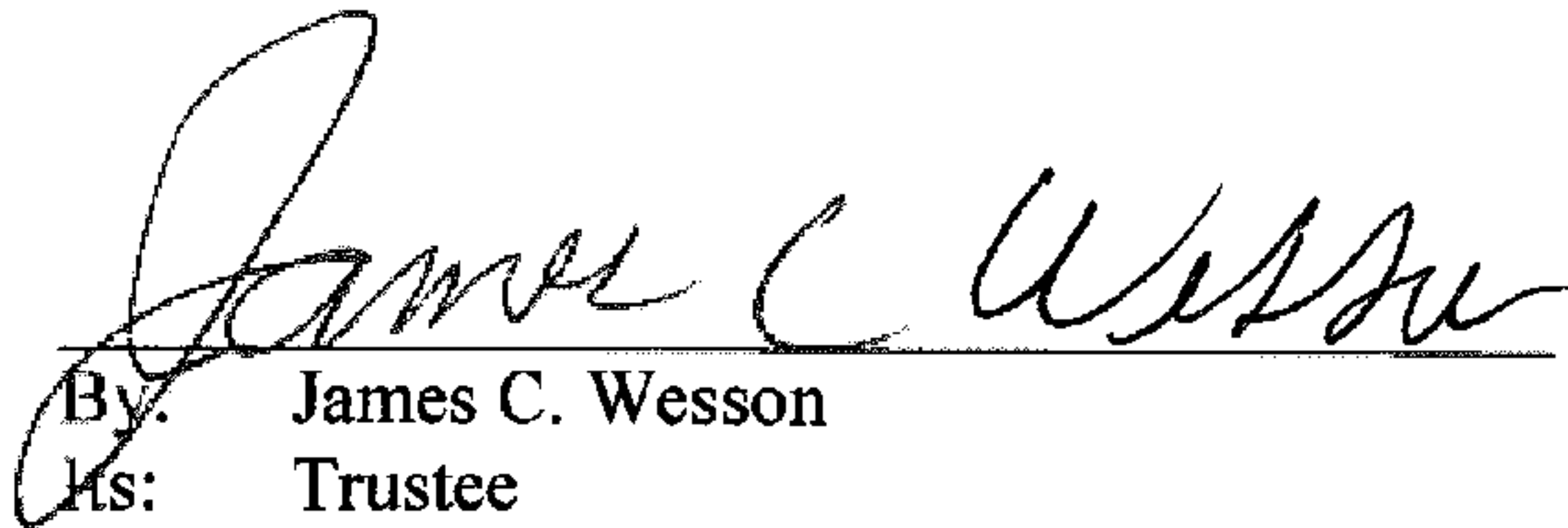
  
By: James C. Wesson  
Its: Personal Representative

Dated: January 29, 2021

Robert C. Wesson Testamentary Trust

  
By: Deborah A. Griffin

Its: Trustee

  
By: James C. Wesson

Its: Trustee

Date: January 29, 2021

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Deborah A. Griffin, whose name as Personal Representative of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she, as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 29 day of January, 2021.

*M. W.*

Notary Public

My commission expires: 5-23-24

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James C. Wesson, whose name as Personal Representative of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 29 day of January, 2021.

*M. W.*

Notary Public


My commission expires: 5-23-24

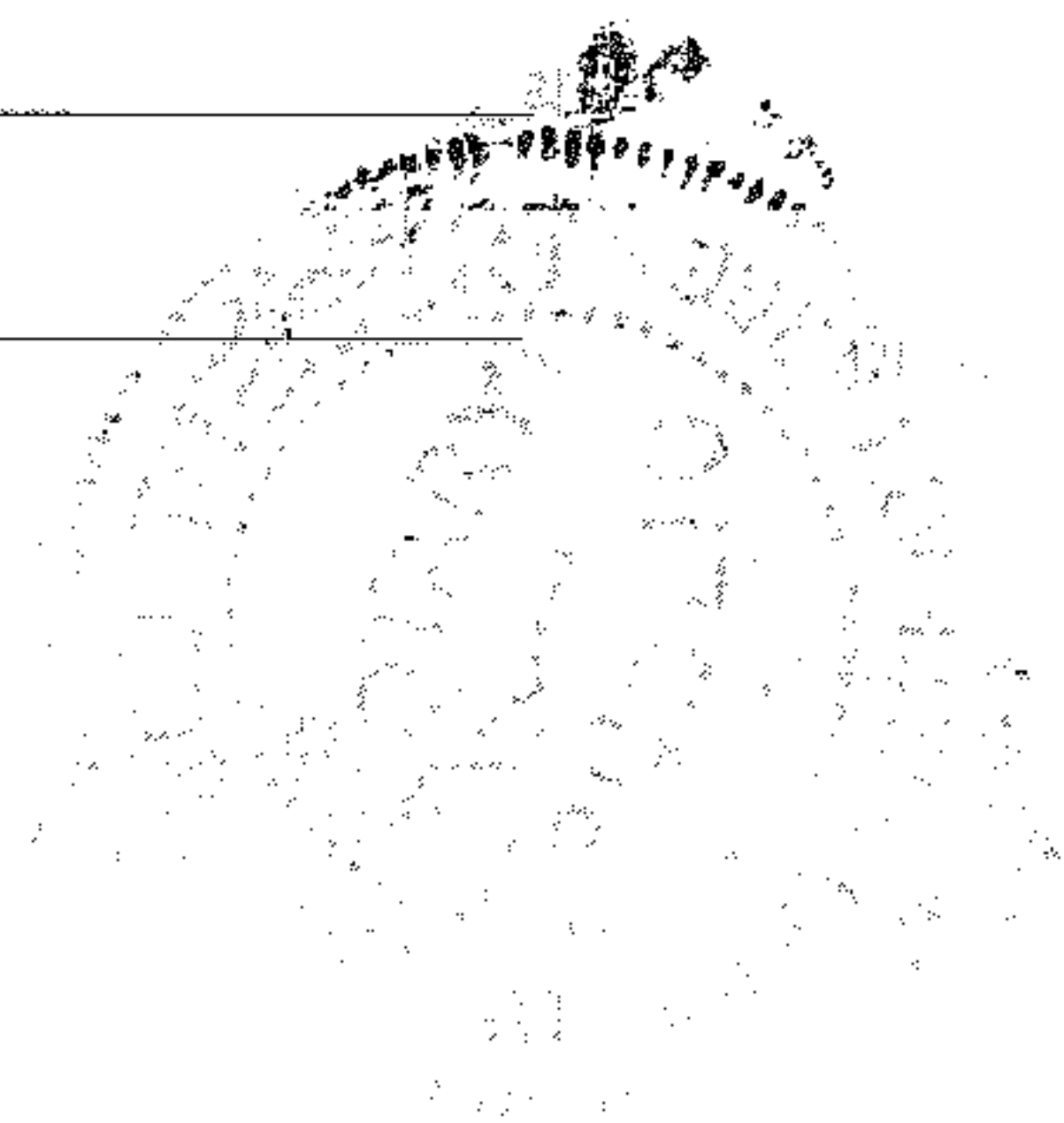


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Deborah A. Griffin, whose name as Trustee of the Robert C. Wesson Testamentary Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 29 day of January, 2021.


  
\_\_\_\_\_  
Notary Public  
My commission expires: 5-23-24

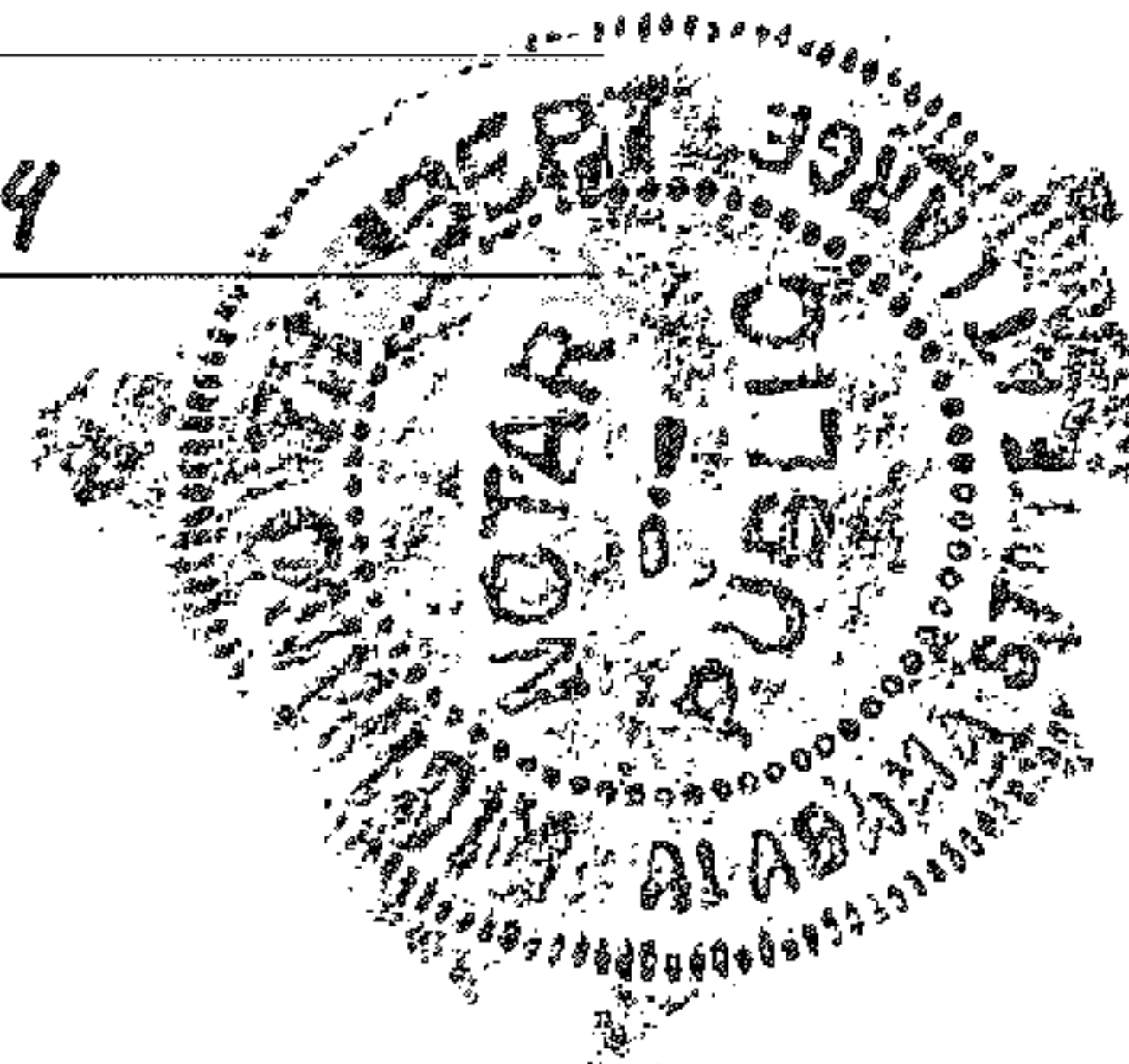


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James C. Wesson, whose name as Trustee of the Robert C. Wesson Testamentary Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 29 day of January, 2021.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 5-23-24



IRA Innovative

CHICAGO TITLE  
INSURANCE COMPANY

P.O. Box 45023  
Jacksonville, FL 32232-5023

EXHIBIT A

The Land is described as follows:

A parcel of land located in the South 1/2 of the Southeast 1/4 of Section 14, and the East 1/2 of the Southwest 1/4 and in the Northeast 1/4 of Section 23, all in Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Section 23, said point being the POINT OF BEGINNING; thence S00°36'15"E a distance of 675.62'; thence S00°34'10"E a distance of 854.07'; thence S00°30'19"E a distance of 507.78' to the Northerly ROW line of Shelby County Highway 45; thence N64°16'19"W and along said ROW a distance of 167.80' to a curve to the left, having a radius of 2916.29', subtended by a chord bearing N73°24'56"W and a chord distance of 926.85'; thence along the arc of said curve and along said ROW line for a distance of 930.80'; thence N00°04'06"W and leaving said ROW line the distance of 490.56'; thence S88°50'26"W a distance of 300.60'; thence 89°43'27"W a distance of 199.33'; thence S00°20'09"E a distance of 430.74' to the Northerly ROW line of above said Highway 45; thence N84°48'05"W and along said ROW line a distance of 1576.40'; thence N00°20'18"W and leaving said ROW line a distance of 1441.11'; thence N88°49'30"E a distance of 440.15'; thence N00°27'41"W a distance of 404.12'; thence N00°27'41"W a distance 404.12'; thence N00°16'21"W a distance of 934.84'; thence N88°59'45"E a distance of 1328.18'; thence N89°11'30"E a distance of 1327.86'; thence S00°32'04"E a distance of 315.99' to the POINT OF BEGINNING.

Less and except the following described parcel:

Part of the West Half of the NE 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of said section; thence run S 0°20' E (Alabama Grid Bearing) along the 1/4-1/4 section line, 1188.3 feet; thence N 89°40' W, 199.0 feet; thence S 0°20' E, 430.7 feet to the north right-of-way of the county highway; thence N 85°16' W along said right-of-way, 537.4 feet; thence N 0°20' W, 1560.8 feet to the north line of the section; thence N 88°49'50" E along said line, 734.3 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2021 01:01:21 PM  
\$817.00 CHERRY  
20210304000108710

*Allen S. Bayl*

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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

AMERICAN  
LAND TITLE  
ASSOCIATION



File No.: 4726R-20