

SEND TAX NOTICE TO:
Bradley Tadeo Orozco

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Twenty Three Thousand Five Hundred dollars & no cents (\$23,500.00)**
to the undersigned grantor, **Entust Administration of the Southeast, Inc., FBO/TAB Bisignani IRA aka IRA Innovations LLC**
FBO TAB Bisignani IRA

A corporation, in hand paid by **Bradley Tadeo Orozco** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. COMMENCE AT THE INTERSECTION OF THE SOUTH LINE AND THE NORTHWEST RIGHT OF WAY OF CAHABA VALLEY ROAD, THENCE NORTHEAST 330 FEET ON THE RIGHT OF WAY TO THE POINT OF BEGINNING, THENCE CONTINUE NORTHEAST 100 FEET ON SAID RIGHT OF WAY, THENCE WEST 200 FEET TO A POINT, THENCE SOUTHWEST 100 FEET, THENCE EAST 200 FEET TO THE POINT OF BEGINNING, CONTAINING 100 BY 200 FEET IRREGULAR PARCEL, SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this **March 4, 2021**.

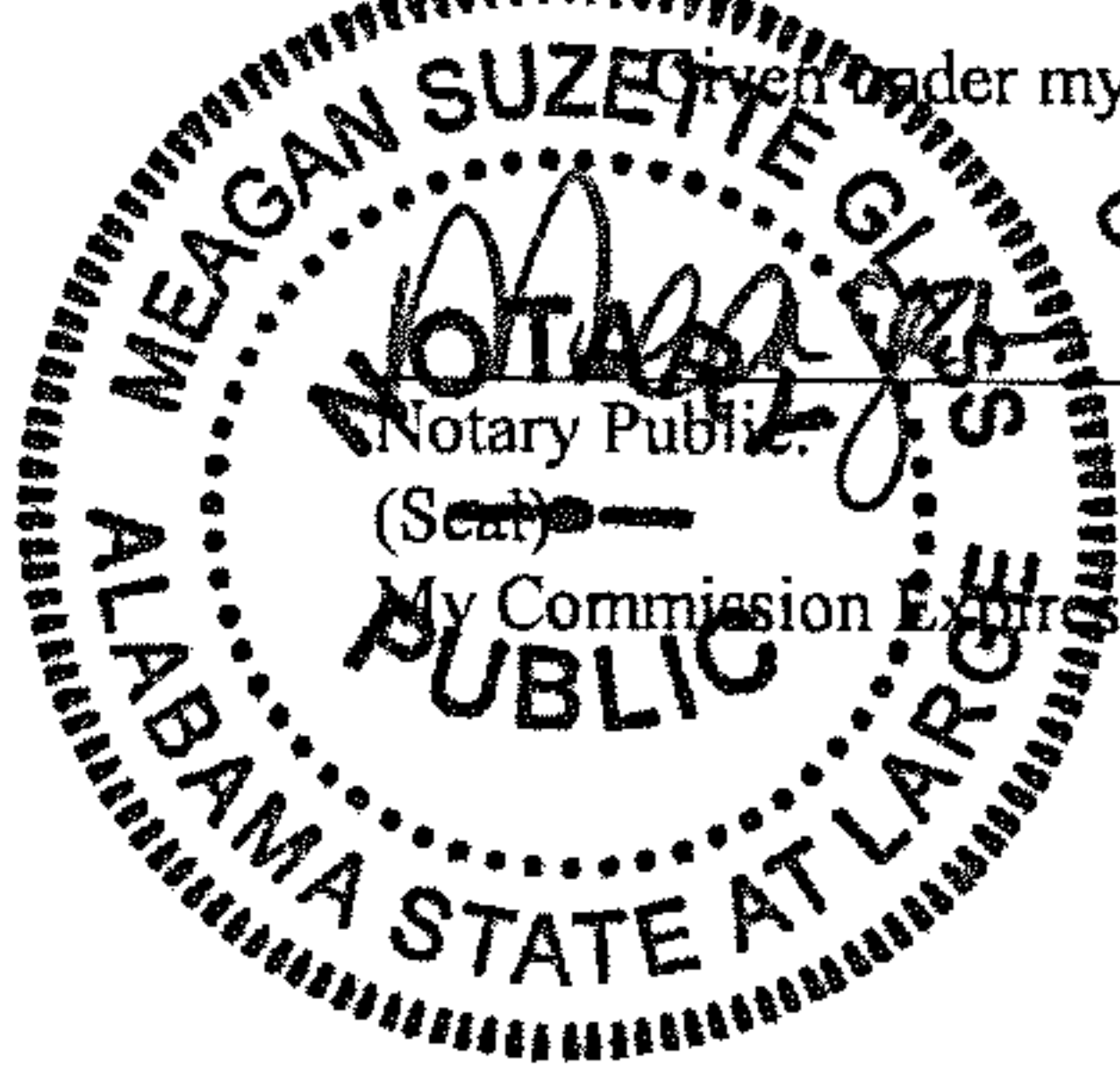
IRA Innovations LLC FBO TAB Bisignani IRA

By: 
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, 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 TAB Bisignani IRA**, a corporation, 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, he, 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 4th day of March, 2021.



Suzette Glass
8/15/2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name IRA Innovations LLC FBO TAB
Bisignani IRA

Grantee's Name Bradley Tadeo Orozco

Mailing Address PO Box 360750
Birmingham, Alabama 35236

Mailing Address 5995 Forest Lakes Cove
Sterrett, AL, 35197

Property Address 5825 Cahaba Valley Road
Birmingham, Alabama 35242

Date of Sale 03/04/2021

Total Purchase Price \$23,500.00

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2021 09:49:06 AM
\$51.50 CHERRY
20210309000116140

Allen S. Bayl

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

X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3-4-21

Print Bradley Tadeo Orozco

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one