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Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
IRA Innovations LLC FBO Connie
Jones IRA
P.O. Box 360750
Birmingham, AL 35236

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Duane D. Downer, a married man, whose mailing address is:

3153 Hidden Forest Cove, Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

IRA Innovations LLC FBO Connie Jones IRA, whose mailing address is: P.O. Box 360750, Birmingham, AL 35236

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3153 Hidden Forest Cove, Montevallo, AL 35115** to-wit:

Lot 67, according to the Map of Hidden Forest as recorded in Map Book 35, Page 117 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 5th day of March, 2021.

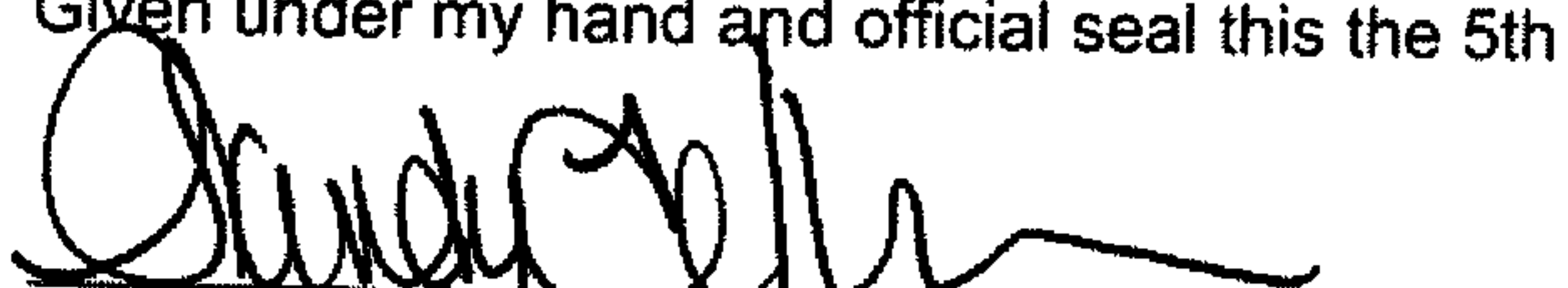

Duane D. Downer

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Duane D. Downer, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$207.00 CHERRY
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Allen S. Bayl

