

20210315000127290
03/15/2021 09:53:33 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Michael O'Neil Watson Jr and Traley Watson
175 Strother St
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100135

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fifty Three Thousand Five Hundred and 00/100 Dollars (\$153,500.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, IRA Innovations, LLC FBO William Vest IRA, a/an ALABAMA Limited Liability Company, whose address is 100 Concourse Pkwy Phenix AL 35244 (hereinafter "Grantor", whether one or more), by Michael O'Neil Watson Jr and Traley Watson, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee Michael O'Neil Watson Jr and Traley Watson, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 175 Strother St., Montevallo, AL 35115, to-wit:

Lots 18 and 19, in Block C, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$150,719.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, IRA Innovations, LLC FBO William Vest IRA, by Elisha Holcombe, as Authorized Representative, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 9 day of March, 2021.

IRA Innovations, LLC FBO William Vest IRA

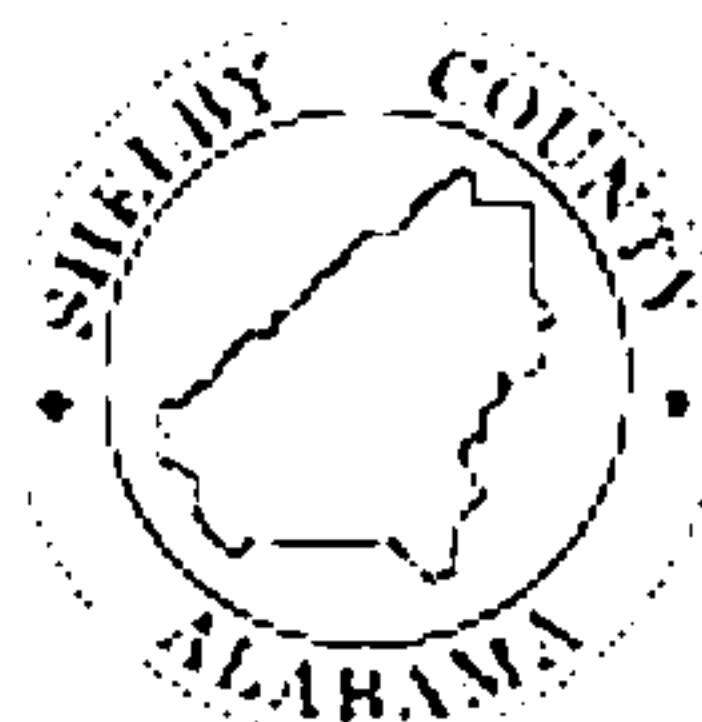
Elisha Holcombe
By: Elisha Holcombe
Its: Authorized Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, as Authorized Representative of IRA Innovations, LLC FBO William Vest IRA, a/an ALABAMA Limited Liability Company 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, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 9 day of March, 2021.

Megan Suzette Glass
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2021 09:53:33 AM
\$28.00 CHERRY
20210315000127290

Alexis Beryl