

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
IRA Innovations, LLC FBO Robert E. Milam,
Jr., IRA
P.O. Box 360750
Birmingham, AL 35236

GENERAL WARRANTY DEED

20210319000138480

03/19/2021 10:15:25 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joyce E. Venezia, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto IRA Innovations, LLC FBO Robert E. Milam, Jr., IRA (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 20, according to the Survey of Chandalar Townhomes, 1st Addition, as recorded in Map Book 24, Page 18, 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.

Joyce E. Venezia is one and the same as Joyce Venezia who acquired title under Instrument Number 20040628000350720, recorded on June 28, 2004 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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 heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 17th day of MARCH, 20 21.

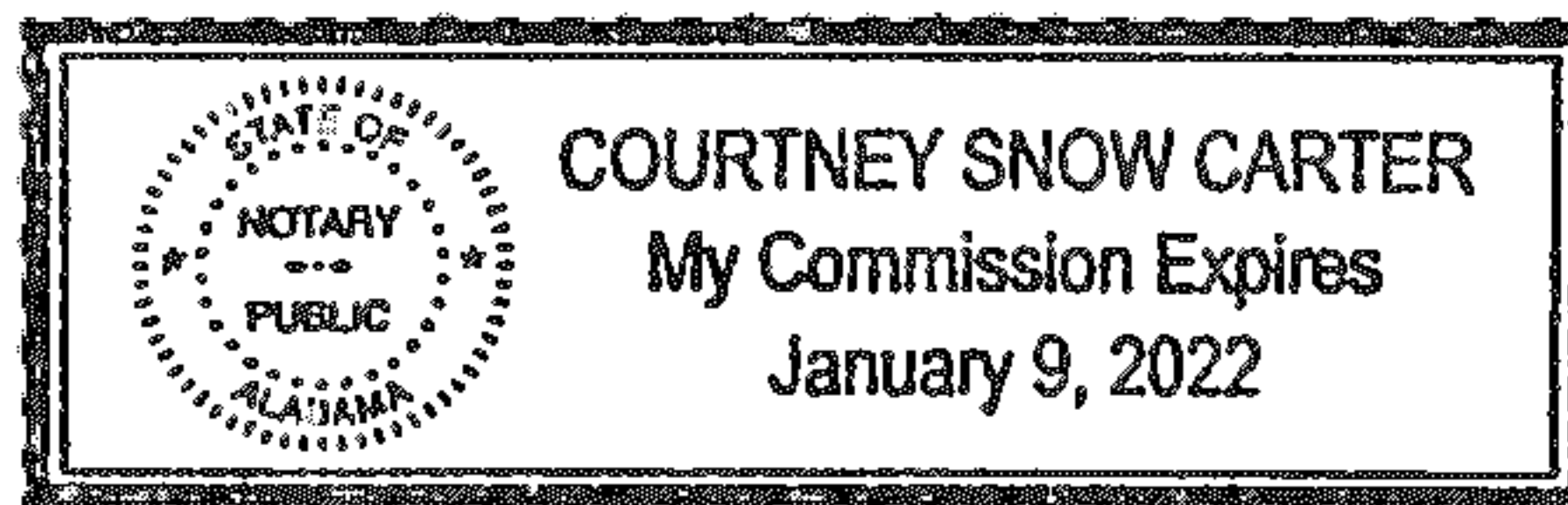
Joyce E Venezia by Claire Lenker, her attorney in fact
Joyce E. Venezia by Claire Lenker, her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claire Lenker whose name as Attorney in Fact for Joyce E. Venezia 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/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 17th day of MARCH, 2021.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Joyce E. Venezia	Grantee's Name	IRA Innovations, LLC FBO Robert E. Milam, Jr., IRA
Mailing Address	1851 Chanbury Dr Pelham, AL 35124	Mailing Address	P.O. Box 360750 Birmingham, AL 35236
Property Address	2024 Chandalar Ct. Pelham, AL 35124	Date of Sale	March 17, 2021
		Total Purchase Price	\$130,000.00
		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 - Joyce E. Venezia, 1851 Chanbury Dr, Pelham, AL 35124.

Grantee's name and mailing address - IRA Innovations, LLC FBO Robert E. Milam, Jr., IRA, P.O. Box 360750, Birmingham, AL 35236.

Property address - 2024 Chandalar Ct., Pelham, AL 35124

Date of Sale - March 17, 2021.

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.

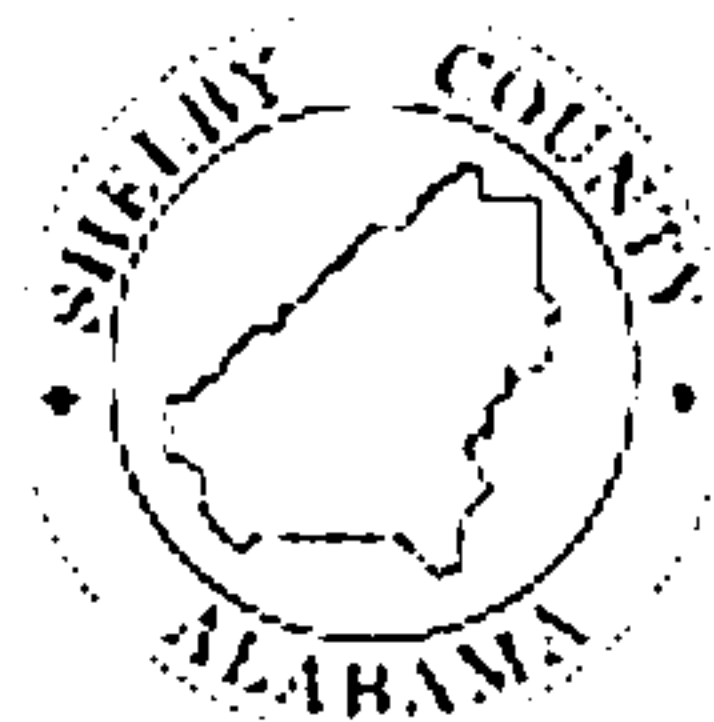
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 17, 2021

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2021 10:15:25 AM
 \$158.00 CHARITY
 20210319000138480

Allen S. Boyd