

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

20210322000144440
03/22/2021 04:07:32 PM
DEEDS 1/8

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of the sum the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned IRA INNOVATIONS LLC, an Alabama limited liability company, PARKER FAMILY REVOCABLE TRUST dated December 5, 2016, AND LARRY PARKER AND JEANNE PARKER, HUSBAND AND WIFE, have granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto CHRISTOPHER E. BOURBEAU AND KATIE BOURBEAU (hereinafter referred to as Grantees) joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **CHRISTOPHER E. BOURBEAU AND KATIE BOURBEAU**, joint tenants with right of survivorship, their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

[Signature pages follow]

20210322000144440 03/22/2021 04:07:32 PM DEEDS 2/8

IN WITNESS WHEREOF, IRA INNOVATIONS LLC, an Alabama limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 9 day of February 2021.

IRA INNOVATIONS LLC,
an Alabama limited liability company

By: Elisha Holcombe
Print Name: Elisha Holcombe
Its: Authorized Representative

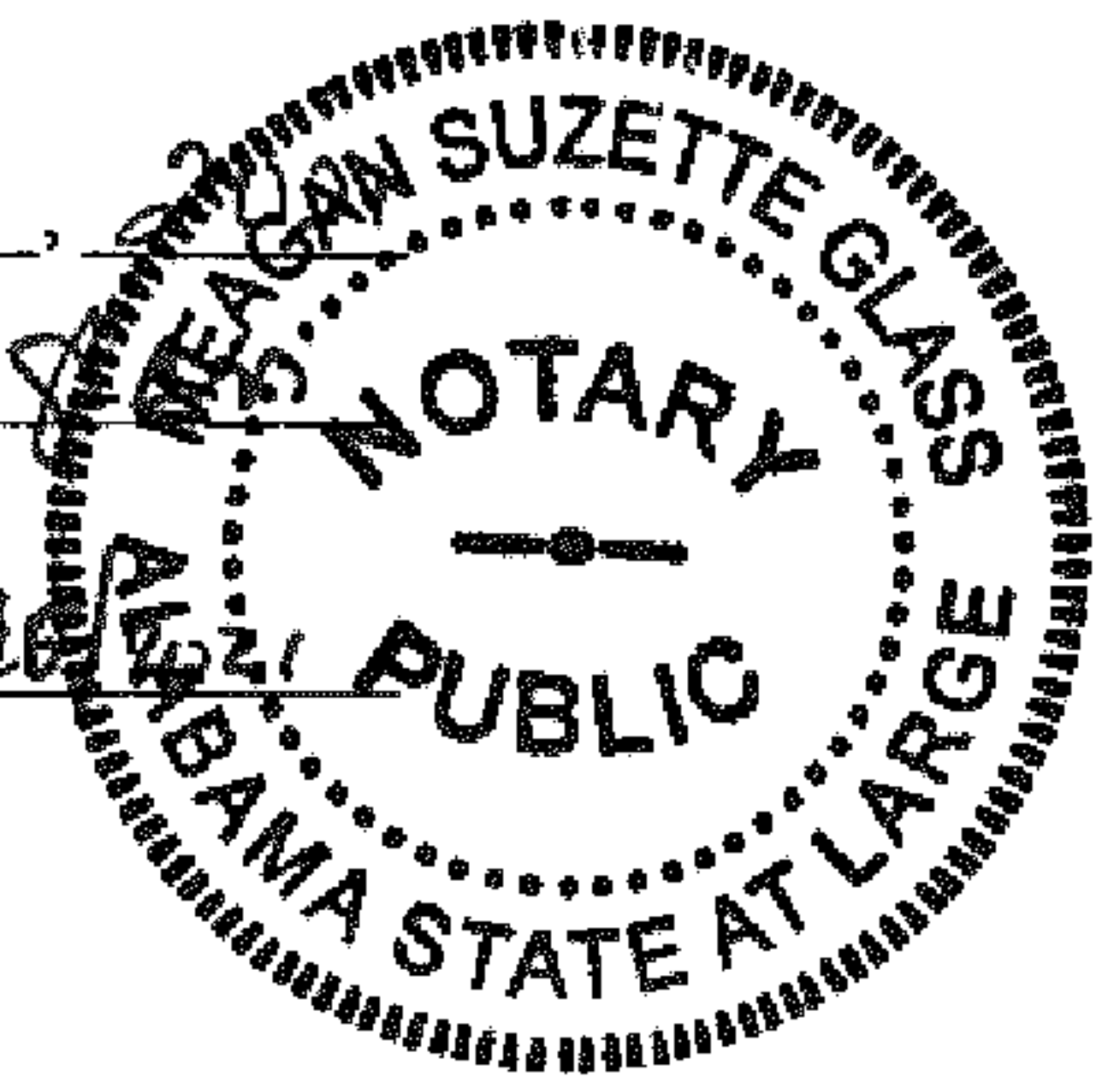
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, 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, an Alabama limited liability company, 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, (s)he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

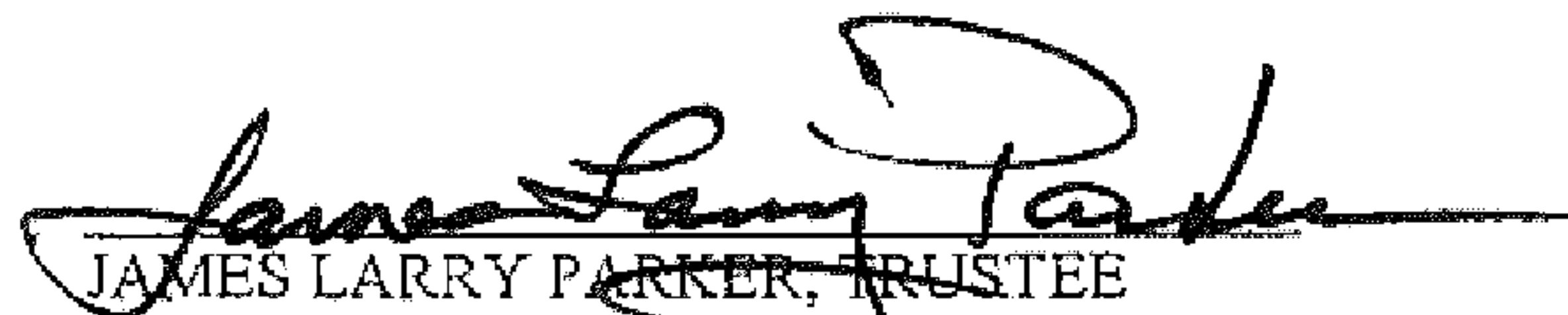
Given under my hand and official seal, this 11 day of February, 2021.


Meagan Suzette Glass
Notary Public

My Commission Expires: 8/26/2021



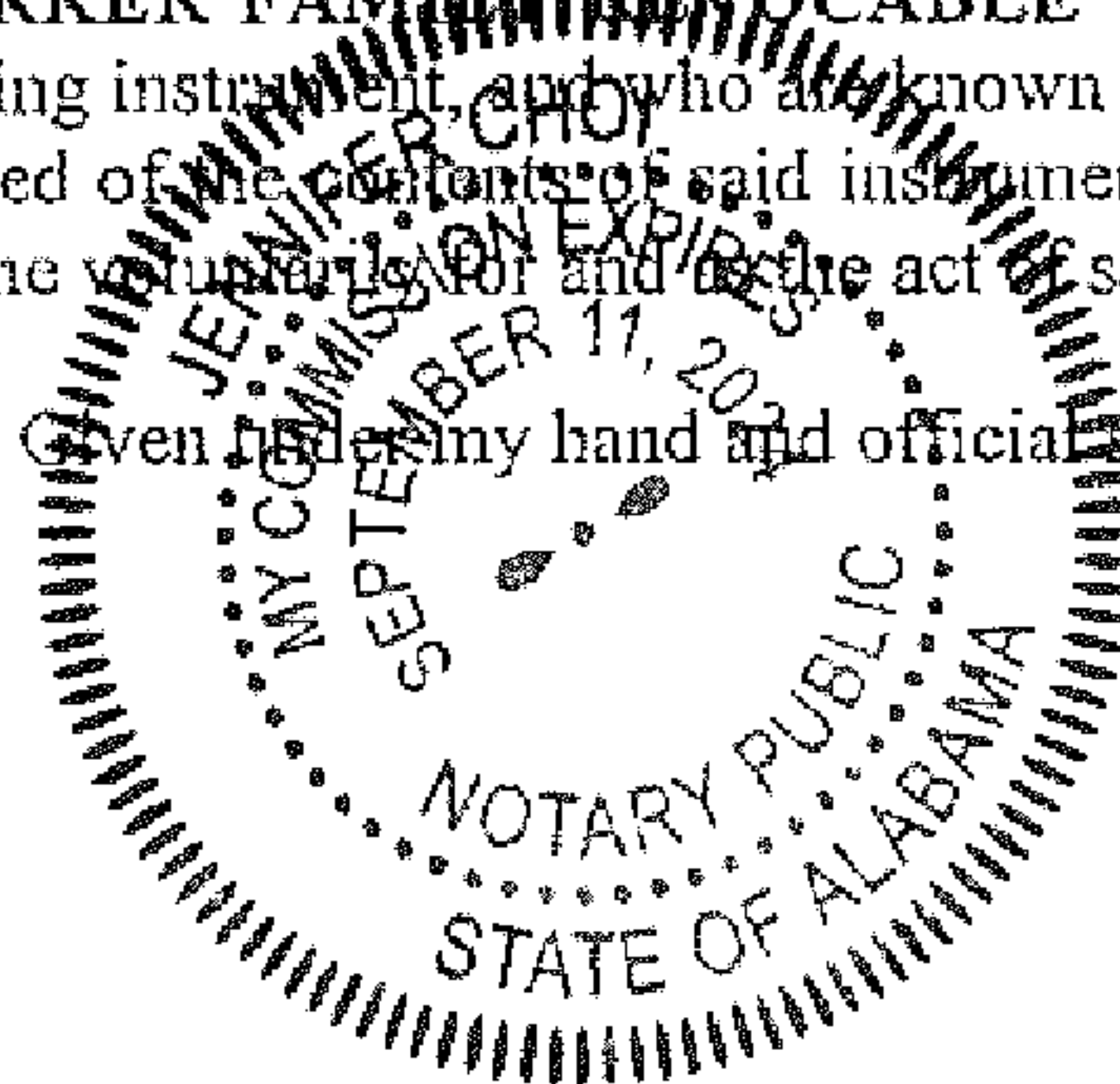
IN WITNESS WHEREOF, TRUSTEES OF PARKER FAMILY REVOCABLE TRUST dated December 5, 2016, have caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 9th day of February 2021

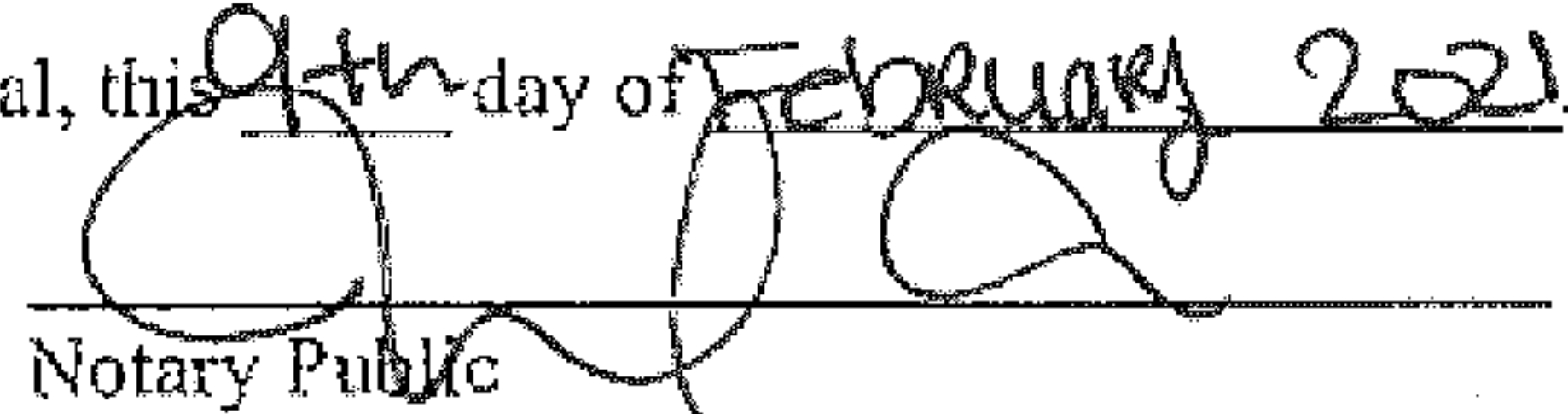

JAMES LARRY PARKER, TRUSTEE
PARKER FAMILY REVOCABLE TRUST
dated December 5, 2016


JEANNE CARLSON SMITH PARKER, TRUSTEE
PARKER FAMILY REVOCABLE TRUST
dated December 5, 2016

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Larry Parker & Jeanne Carlson Smith Parker as Trustees of PARKER FAMILY REVOCABLE TRUST dated December 5, 2016, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such trustees, with full authority, executed the same voluntarily for and to the act of said Trust.



Given under my hand and official seal, this 9th day of February 2021

Notary Public

My Commission Expires: 9/11/2024

IN WITNESS WHEREOF, LARRY PARKER AND JEANNE PARKER have caused
this conveyance to be executed and their seals affixed this the 9th day of February
2021.


LARRY PARKER


JEANNE PARKER

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby
certify that LARRY PARKER AND JEANNE PARKER signed the foregoing general warranty
deed, and who are known to me, acknowledged before me on this day, that being informed of the
contents of the conveyance, they executed the same voluntarily on the day the same bears date.



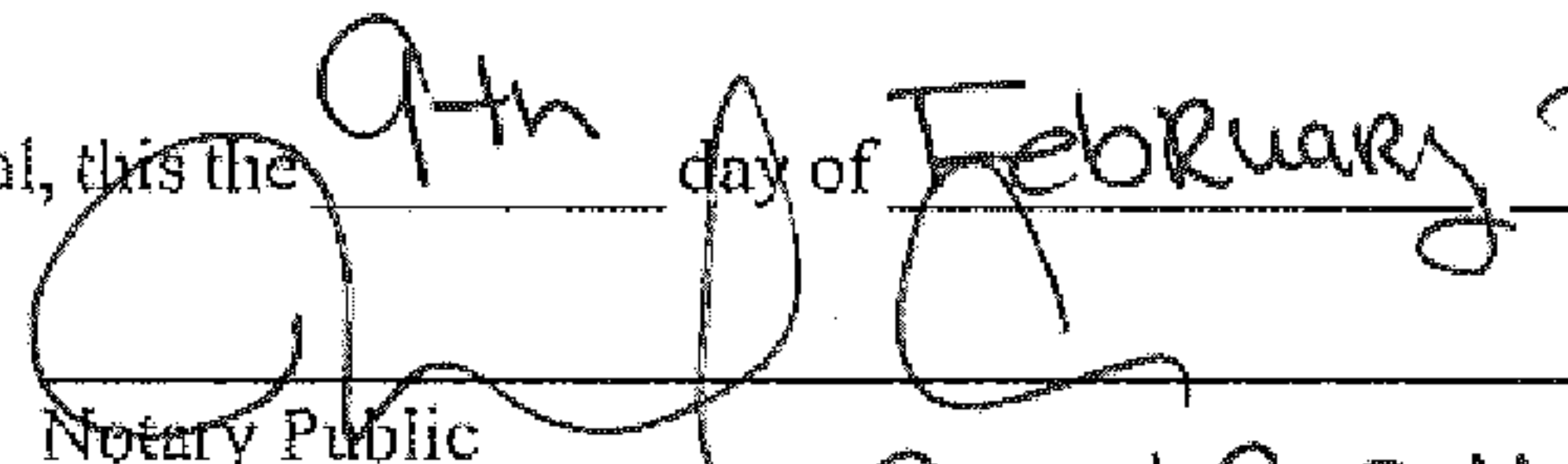
Given under my hand and official seal, this the 9th day of February 2021

Notary Public
My commission expires: 9/11/2024

Exhibit "A"
Property Description

PARCEL I

TRACT 6, ACCORDING TO THE SURVEY OF HIGH RIDGE LAKE, AS RECORDED IN MAP BOOK 23 PAGE 65A & B IN THE PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

A 30 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT SITUATED IN THE SOUTH ½ OF THE SE ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE SOUTH 88 DEG. 26 MIN. 21 SEC. WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 476.00 FEET; THENCE NORTH 01 DEG. 33 MIN. 30 SEC. WEST FOR A DISTANCE OF 804.93 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30 FOOT INGRESS, EGRESS UTILITY AND DRAINAGE EASEMENT LYING TO EITHER SIDE AND PARALLEL TO DESCRIBED CENTERLINE; THENCE SOUTH 77 DEG. 14 MIN. 18 SEC. WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 313.01 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL OF 2 DEG. 59 MIN. 09 SEC. AND A RADIUS OF 100.00 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 75 DEG. 44 MIN. 43 SEC. WEST AND A CHORD DISTANCE OF 5.21 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE FOR A DISTANCE OF 5.21 FEET; THENCE SOUTH 74 DEG. 15 MIN. 08 SEC. WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 111.97 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEG. 24 MIN. 17 SEC. AND A RADIUS OF 100.00 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 85 DEG. 57 MIN. 17 SEC. WEST AND A CHORD DISTANCE OF 40.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE A DISTANCE OF 40.85 FEET; THENCE NORTH 82 DEG. 20 MIN. 35 SEC. WEST ALONG SAID CENTERLINE A DISTANCE OF 23.81 FEET TO THE END OF SAID EASEMENT.

PARCEL III

COMMENCE AT THE SE CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE S88°26'21"W, A DISTANCE OF 981.62'; THENCE N00°04'14"E, A DISTANCE OF 678.40' TO THE POINT OF BEGINNING; THENCE N00°07'47"W, A DISTANCE OF 691.37'; THENCE S88°26'21"W, A DISTANCE OF 1192.85'; THENCE S00°07'47"E, A DISTANCE OF 573.79'; THENCE S33°12'32"E, A DISTANCE OF 76.22'; THENCE S55°14'57"E, A DISTANCE OF 91.32'; THENCE N85°39'56"E, A DISTANCE OF 50.14'; THENCE N88°29'44"E, A DISTANCE OF 1026.25' TO THE POINT OF BEGINNING.

PARCEL IV

COMMENCE AT THE SE CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2

WEST, SHELBY COUNTY, ALABAMA; THENCE S88°26'21"W, A DISTANCE OF 981.62'; THENCE N00°04'14"E, A DISTANCE OF 678.40'; THENCE N00°07'47"W, A DISTANCE OF 691.37'; THENCE S88°26'21"W, A DISTANCE OF 1192.85' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1244.10'; THENCE S26°35'19"W, A DISTANCE OF 438.89'; THENCE S88°38'46"W, A DISTANCE OF 103.10'; THENCE S00°07'47"E, A DISTANCE OF 299.58'; THENCE N88°38'46"E, A DISTANCE OF 721.50'; THENCE N01°21'14"W, A DISTANCE OF 207.30'; THENCE N88°38'46"E, A DISTANCE OF 770.85'; THENCE S33°12'32"E, A DISTANCE OF 104.48'; THENCE N00°07'47"W, A DISTANCE OF 573.79' TO THE POINT OF BEGINNING.

PARCEL V

COMMENCE AT THE SE CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE S88°26'21"W, A DISTANCE OF 854.98' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 554.13'; THENCE N00°04'14"E, A DISTANCE OF 678.40'; THENCE N00°07'47"W, A DISTANCE OF 23.12' TO THE SOUTH SIDE OF A 30' INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN MAP BOOK 23, PAGES 65A & 65B; THENCE S82°20'35"E AND ALONG SAID EASEMENT, A DISTANCE OF 21.34' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00, A CENTRAL ANGLE OF 23°24'26", AND SUBTENDED BY A CHORD WHICH BEARS N85°57'17"E, AND A CHORD DISTANCE OF 46.66'; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE, A DISTANCE OF 46.98'; THENCE N74°15'08"E AND ALONG SAID EASEMENT LINE, A DISTANCE OF 111.97' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00, A CENTRAL ANGLE OF 02°59'13", AND SUBTENDED BY A CHORD WHICH BEARS N75°44'43"E, AND A CHORD DISTANCE OF 4.43'; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE, A DISTANCE OF 4.43'; THENCE N77°14'18"E AND ALONG SAID EASEMENT LINE, A DISTANCE OF 297.20'; THENCE S08°46'45"W AND LEAVING SAID EASEMENT LINE, A DISTANCE OF 291.41' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00, A CENTRAL ANGLE OF 21°54'27", AND SUBTENDED BY A CHORD WHICH BEARS S02°10'29"E, AND A CHORD DISTANCE OF 239.42'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.88'; THENCE S13°07'42"E, A DISTANCE OF 65.86' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 265.00, A CENTRAL ANGLE OF 41°19'27", AND SUBTENDED BY A CHORD WHICH BEARS S33°47'26"E, AND A CHORD DISTANCE OF 187.01'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.13'; THENCE S00°04'14"W, A DISTANCE OF 37.19' TO THE POINT OF BEGINNING.

PARCEL VI

COMMENCE AT THE SE CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE S88°26'21"W, A DISTANCE OF 981.70'; THENCE N00°04'14"E, A DISTANCE OF 678.40'; THENCE N00°07'47"W, A DISTANCE OF 23.12' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 667.79'; THENCE N88°26'21"E, A DISTANCE OF 443.25' TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 205.00, A

CENTRAL ANGLE OF 36°13'52", AND SUBTENDED BY A CHORD WHICH BEARS S07°57'18"W, AND A CHORD DISTANCE OF 127.48'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.63'; THENCE S10°09'00"E, A DISTANCE OF 258.70' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00, A CENTRAL ANGLE OF 18°55'45", AND SUBTENDED BY A CHORD WHICH BEARS S00°41'08"E, AND A CHORD DISTANCE OF 187.46'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.31'; THENCE S08°46'45"W, A DISTANCE OF 14.10' TO A POINT ON THE SOUTH SIDE OF A 30' INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN MAP BOOK 23, PAGES 65A & 65B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE S77°14'18"W AND ALONG SAID EASEMENT LINE, A DISTANCE OF 297.20' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00, A CENTRAL ANGLE OF 02°59'13", AND SUBTENDED BY A CHORD WHICH BEARS S75°44'43"W, AND A CHORD DISTANCE OF 4.43'; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE, A DISTANCE OF 4.43'; THENCE S74°15'08"W AND ALONG SAID EASEMENT LINE, A DISTANCE OF 111.97' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00, A CENTRAL ANGLE OF 23°24'26", AND SUBTENDED BY A CHORD WHICH BEARS S85°57'17"W, AND A CHORD DISTANCE OF 46.66'; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE, A DISTANCE OF 46.98'; THENCE N82°20'35"W AND ALONG SAID EASEMENT LINE, A DISTANCE OF 21.34' TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name IRAINNOVAT.DNO LLC Grantee's Name Christopher Bourbeau
 Mailing Address Parker Family Revocable Trust Mailing Address Hattie Bourbeau
LARRY & JEANNE PARKER 225 Valley Lake Rd Chelsea AL 35043
225 Valley Lake Rd Chelsea AL 35043
 Property Address 225 Valley Lake Rd Date of Sale 2/5/2021
Chelsea AL 35043 Total Purchase Price \$1,799,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 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 2/12/2021Print Jennifer Choi

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2021 04:07:32 PM
 \$46.00 CHARTER
 20210322000144440

Alicia S. Boyd

Form RT-1