

20210405000168510

04/05/2021 02:37:03 PM

DEEDS 1/2

Send tax notice to:
PETERSON/MELISSA
549 RIVERWOODS LANDING
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021172T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Five Thousand and 00/100 Dollars (\$605,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA** whose mailing address is: po Box 360750, Birmingham, AL 35236(hereinafter referred to as "Grantor") by **MELISSA PETERSON and JOHN DEREK PETERSON** whose property address is: **549 RIVERWOODS LANDING, HELENA, AL, 35080** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 901, according to the Final Plat of Riverwoods, Eighth Sector, Phase II, Sector "F", as recorded in Map Book 45, page 40, and Sector "A", as recorded in Map Book 44, page 124, respectively, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map of Final Plat of Riverwoods, Eighth Sector, Phase II, Sector "F", as recorded in Map Book 45, page 40, and Sector "A", as recorded in Map Book 44, page 124, respectively, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those as recorded in Real 370, page 923 and Instrument #20010521000020356.
4. Sanitary Sewer Easements recorded in Instrument #20160531000185400.
5. Covenants, Conditions and Restrictions as recorded in Instrument #2002-07338; Instrument #20061025000526430 and Instrument #20070917000435160.
6. By-Laws of Riverwoods Owners Association, Inc. recorded in Instrument #20020731000345170.
7. Any loss or claim arising out of the fact a portion of the property appears to be former railroad lands as conveyed by deed from CSX Transportation, Inc., to Riverwoods Properties, LLC in Instrument #2001083000037300.
8. Grant of Easement in favor of Alabama Power Company recorded in Instrument #20160926000350170.
9. As to the Cahaba River: a. Any past or future change in the Cahaba River which forms the westerly boundary of the land; b. Any dispute arising over the location of the old bed; c. Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied; d. Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water.

\$455,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, by ELISHA HOLCOMBE, its AUTHORIZED AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31 day of March, 2021.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA



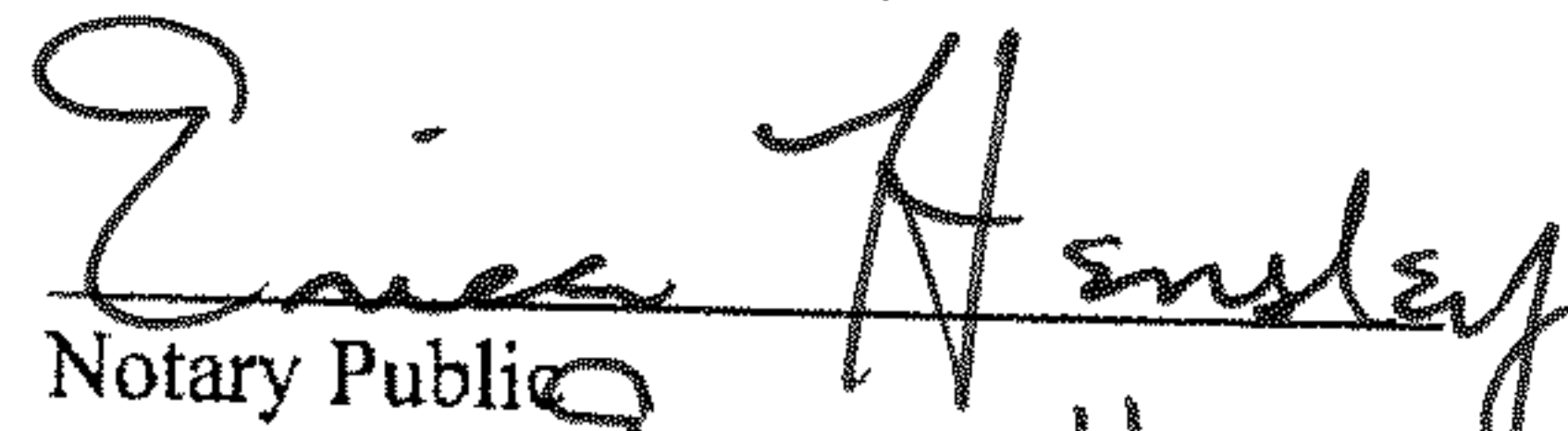
BY: ELISHA HOLCOMBE

ITS: AUTHORIZED AGENT

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, whose name as AUTHORIZED AGENT OF IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA, 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said c88\ '7ompany.

Given under my hand and official seal this the 31 day of March, 2021.



Notary Public

Print Name:

Commission Expires:

ERICA HENSLEY
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires March 11, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2021 02:37:03 PM
\$175.00 CHARITY
20210405000168510

