

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0743

Send Tax Notice To: Tanner Dixon
Jack E. Dixon
209 Gables Dr.
Hoover, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$137,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **IRA INNOVATIONS LLC FBO GEORGE S. MOSS, 80% UNDIVIDED INTEREST AND CYNTHIA S. MOSS, IRA, 20% UNDIVIDED INTEREST**, whose mailing address is 100 Concourse Parkway, Ste 170 Birmingham AL 35244 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Tanner Dixon and Jack E. Dixon**, whose mailing address is 209 Gables Dr Hoover AL 35244 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **209 Gables Dr., Hoover, AL 35244**; to wit;

Unit 209, Building 2, in The Gables, a Condominium, as established by that certain Declaration of Condominium of The Gables, a Condominium as recorded in Real Volume 10, page 177, Amendment to the Declaration as recorded in Real 50, page 327 Amendment to the Declaration as recorded in Real 50, page 340 and refiled in Real 50, page 942, Third Amendment to Declaration as recorded in Real 59, page 19, Fourth Amendment to Declaration as recorded in Real 30, page 407; Fifth Amendment to Declaration as recorded in Real 96, page 855; Sixth Amendment to Declaration as recorded in Real 97, page 937; Seventh Amendment to Declaration as recorded in Real 165, page 578; Eighth Amendment to Declaration as recorded in Real 189, page 222; Ninth Amendment to Declaration as recorded in Real 238, page 241; Tenth Amendment to Declaration as recorded in Real 269, page 270; Eleventh Amendment to Declaration as recorded in Real 284, page 181 in the Probate Office of Shelby County, Alabama, and any future amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto and floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and The Gables Phase 2 recorded in Map Book 9, page 135, The Gables Phase 3 recorded in Map Book 10, page 49, The Gables Phase 4 recorded in Map Book 12, page 50, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of The Gables Condominium Association Inc are attached as Exhibit "D" and Amendment to the By Laws as recorded in Real 27, page 733, Amendment to the By Laws as recorded in Real 50, page 325; Amendment to the By Laws as recorded in Real 222, page 691; Amendment to the By Laws as recorded in Instrument 20051101000566510; Amendment to the By Laws as recorded in Instrument 20060413000171390 and to which said Declaration of Condominium the Articles of Incorporation of The Gables Condominium Association Inc are attached as Exhibit "E" and recorded in Real 26, page 922, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium.

Subject to: Easements, Restrictions and Right-of-Way of record.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 21 day of June, 2021.

IRA INNOVATIONS LLC FBO GEORGE S. MOSS
IRA

Elisha Holcombe
Elisha Holcombe
Authorized Agent

IRA INNOVATIONS LLC FBO CYNTHIA S. MOSS
IRA

Elisha Holcombe
Elisha Holcombe
Authorized Agent

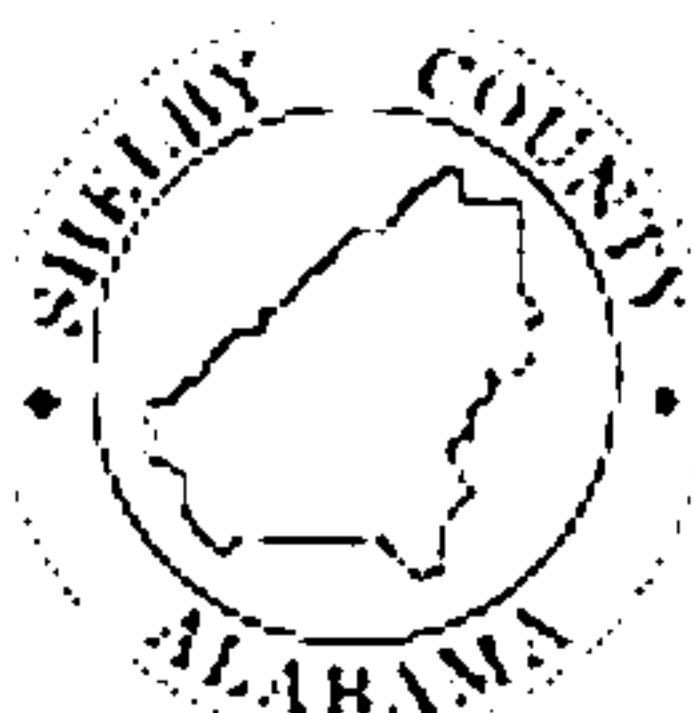
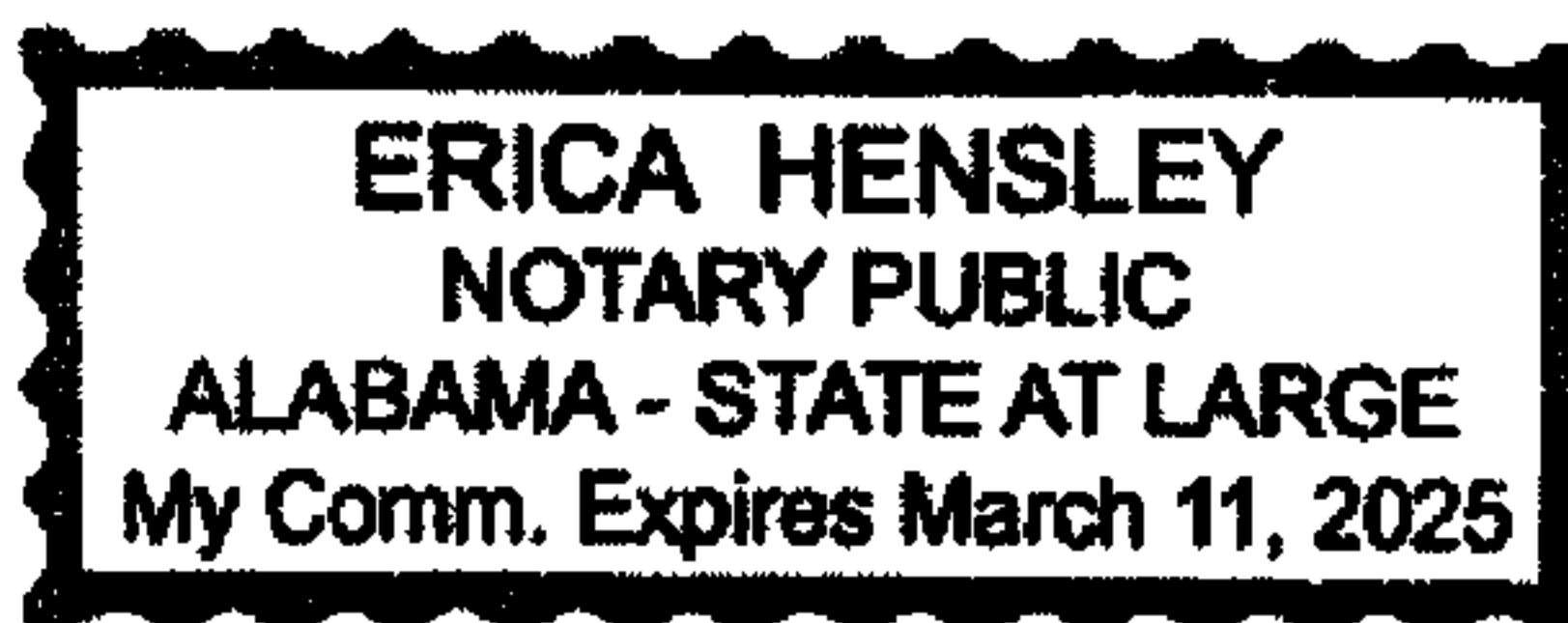
State of Alabama

County of Shelby

I, Erica Hensley, a Notary Public in and for said County in said State, hereby certify that Elisha Holcombe, whose name(s) as Authorized Agent of IRA Innovations LLC FBO George S. Moss IRA and IRA Innovations LLC FBO Cynthia S. Moss IRA 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 foregoing conveyance she as such Authorized Agent and with full authority executed the same voluntarily for and as the act of said IRAs on the day the same bears date.

Given under my hand and official seal this the 21 day of June, 2021.

Erica Hensley
Notary Public, State of ALABAMA
ERICA HENSLEY
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 01:23:08 PM
\$162.50 JOANN
20210629000314630

Allen S. Bayl