

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

SEND TAX NOTICE TO:  
IRA Innovations, LLC, FBO Robert  
Conner Farmer SEP IRA  
120 Bishop Circle  
Pelham, Alabama 35124

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 5<sup>th</sup> day of August, 2021, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation (“Grantor”), in favor of **IRA INNOVATIONS, LLC, FBO ROBERT CONNER FARMER SEP IRA**, an Alabama limited liability company (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real property (the “Property”) situated in Shelby County, Alabama and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the “Permitted Exceptions”):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. North Shelby County Library District dues and assessments for the current year and for all subsequent years thereafter.
3. Cahaba Valley Fire & Emergency Medical District dues and assessments for the current year and for all subsequent years thereafter.
4. All easements, restrictions, reservations, rights-of-way and other matters of record.
5. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
6. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded in Book 8, Page 129 in the Office of the Probate Judge, Shelby County, Alabama.
7. Water Utility Facilities Easement, filed as document #1994-23928 in the Office of the Probate Judge, Shelby County, Alabama.

8. Easement to BellSouth Telecommunications, Inc. d/b/a AT&T Alabama, filed as document #20080827000344170 in the Office of the Probate Judge, Shelby County, Alabama.
9. Indenture of Trust, filed in Book 268, Page 7 in the Office of the Probate Judge, Shelby County, Alabama.
10. Rights to use road Easement shown on Plat Map Book 8, Page 129 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Deed Book 350, Page 433 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Deed Book 354, Page 703 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Real Property Book 29, Page 306 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Deed Book 350, Page 166 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Deed Book 355, Page 190 in the Office of the Probate Judge, Shelby County, Alabama.  
Rights to use road Easement granted in Deed Book 351, Page 405 in the Office of the Probate Judge, Shelby County, Alabama.
11. 40 foot Easement to South Central Bell across Sections 2, 10, 11 in Township 19, Range 1 West and across Section 35, Township 18, Range 1 West, filed in Deed Book 342, Page 822 in the Office of the Probate Judge, Shelby County, Alabama.  
Corrected in Deed Book 346, Page 349 in the Office of the Probate Judge, Shelby County, Alabama.  
Last conveyed to AT&T Communications as set out in Real Book 35, Page 324 in the Office of the Probate Judge, Shelby County, Alabama.
12. Right of Way Easement to South Central Bell, filed in Book 342, Page 825 in the Office of the Probate Judge, Shelby County, Alabama.
13. Right of Way Easement to Alabama Power Company, filed in Book 343, Page 612 in the Office of the Probate Judge, Shelby County, Alabama.
14. Protective Covenants filed in MISC Book 52, Page 323 in the Office of the Probate Judge, Shelby County, Alabama.

Protective Covenants filed in Deed Book 355, Page 111 in the Office of the Probate Judge, Shelby County, Alabama.

15. Transmission Line Permit, filed in Deed Book 234, Page 426 in the Office of the Probate Judge, Shelby County, Alabama.

Transmission Line Permit, filed in Deed Book 212, Page 147 in the Office of the Probate Judge, Shelby County, Alabama.

16. Right of Way to BellSouth Mobility, Inc., filed in Book 154, Page 258 in the Office of the Probate Judge, Shelby County, Alabama.

17. Transmission Line Permit(s), filed in Deed Book 133, Page 210 in the Office of the Probate Judge, Shelby County, Alabama.

Transmission Line Permit(s), filed in Deed Book 158, Page 104 in the Office of the Probate Judge, Shelby County, Alabama.

18. Right of Way to Shelby County, filed in Deed Book 196, Page 231 in the Office of the Probate Judge, Shelby County, Alabama.

Right of Way to Shelby County, filed in Deed Book 196, Page 234 in the Office of the Probate Judge, Shelby County, Alabama.

Right of Way to Shelby County, filed in Deed Book 212, Page 388 in the Office of the Probate Judge, Shelby County, Alabama.

19. Rights of others in and to Yellowleaf Creek.

20. Rights of others in and to the 18' asphalt paved and/or dirt road running through the north and north easterly portion of the Property.

21. Resolution, filed as document #20150304000066370 in the Office of the Probate Judge, Shelby County, Alabama.

22. All matters which a current and accurate survey and physical inspection of the Property would indicate or disclose.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.





**EXHIBIT A**

**Legal Description of Property**

Legal Description for Parcel D

A parcel of land situated in the Southwest Quarter of Section 11, and the Northwest Quarter of the Northwest Quarter of Section 14, all in Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest Corner of Section 11, Township 19 South, Range 1 West; thence run north along the west line of said Section a distance of 811.2 feet, to a point; thence leaving said west line, run North 56 degrees 41 minutes 20 seconds East a distance of 795.50 feet to a point; thence run South 89 degrees 08 minutes 13 seconds East a distance of 370.20 feet to a point; thence run North 44 degrees 44 minutes 29 seconds East a distance of 526.60 feet to a point; thence run South 65 degrees 57 minutes 18 seconds East to a point; thence run South 32 degrees 12 minutes 48 seconds East to a point on the northwesterly right of way line of County Road 43 (Bear Creek Road); thence run southwesterly along said right of way line and along a curve having a central angle of 03 degrees 28 minutes 34 seconds, a radius of 5,770.31 feet, and a chord bearing of South 40 degrees 08 minutes 33 seconds West for a distance of 350.04 feet; thence run southwesterly along the arc of said curve for a distance of 350.09 feet to a point; thence run southwesterly, along said County Road right of way, a distance of 2,484.20 feet to an intersection with the west section line of Section 14, Township 19 South, Range 1 West; thence leaving said County Road right of way, run North 01 degrees 07 minutes 14 seconds East along said section line a distance of 174.03 feet to a point; thence continue along said section line North 00 degrees 17 minutes 15 seconds West a distance of 386.62 feet to a point; thence continue along said section line North 00 degrees 19 minutes 05 seconds West a distance of 385.46 feet to the Southwest Corner of Section 11, Township 19 South, Range 1 West (also the Northwest Corner of Section 14), 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:

EBSCO INDUSTRIES, INC.

Mailing Address:

1 Mt Laurel Avenue, Suite 200  
Birmingham, AL 35242

Property Address: N/A

Real Property located adjacent to Highway 41 and  
Highway 43, Shelby County, Alabama

Grantee's Name:

IRA Innovations, LLC, FBO Robert  
Conner Farmer SEP IRA

Mailing Address:

120 Bishop Circle  
Pelham, Alabama 35124

Date of Sale:

August 6, 2021

Total Purchase Price

\$344,387.00

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 - 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: August 5, 2021

X Unattested

(verified by) \_\_\_\_\_

EBSCO INDUSTRIES, INC.

By: Brooklyn King  
Its: Vice President  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Parcel D  
Clerk  
Shelby County, AL  
08/09/2021 04:10:45 PM  
\$381.50 JOANN  
20210809000386410

Form RT-1

*Allen S. Boyd*