
20210816000396250 1/3 \$287.00
Shelby Cnty Judge of Probate, AL
08/16/2021 08:26:54 AM FILED/CERT

WARRANTY DEED with survivorship

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:
Ashley S Ferguson and Neil W
Ferguson

Know all men by these presents:

That in consideration of One Hundred Fifty Thousand and No/100 Dollars (\$ 150,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, IRA Innovations LLC FBO Brett Winford, IRA (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Ashley S Ferguson and Neil W Ferguson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 917, according to the Final Plat of Riverwoods Eight Sector, Phase II, Sector "F", as recorded in Map Book 45, Page 40 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$989,920.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 5th day of August, 2021

IRA Innovations LLC FBO Brett Winford IRA

By: Elisha Holcombe
Its: Authorized Representative

STATE OF Alabama
COUNTY Shelby

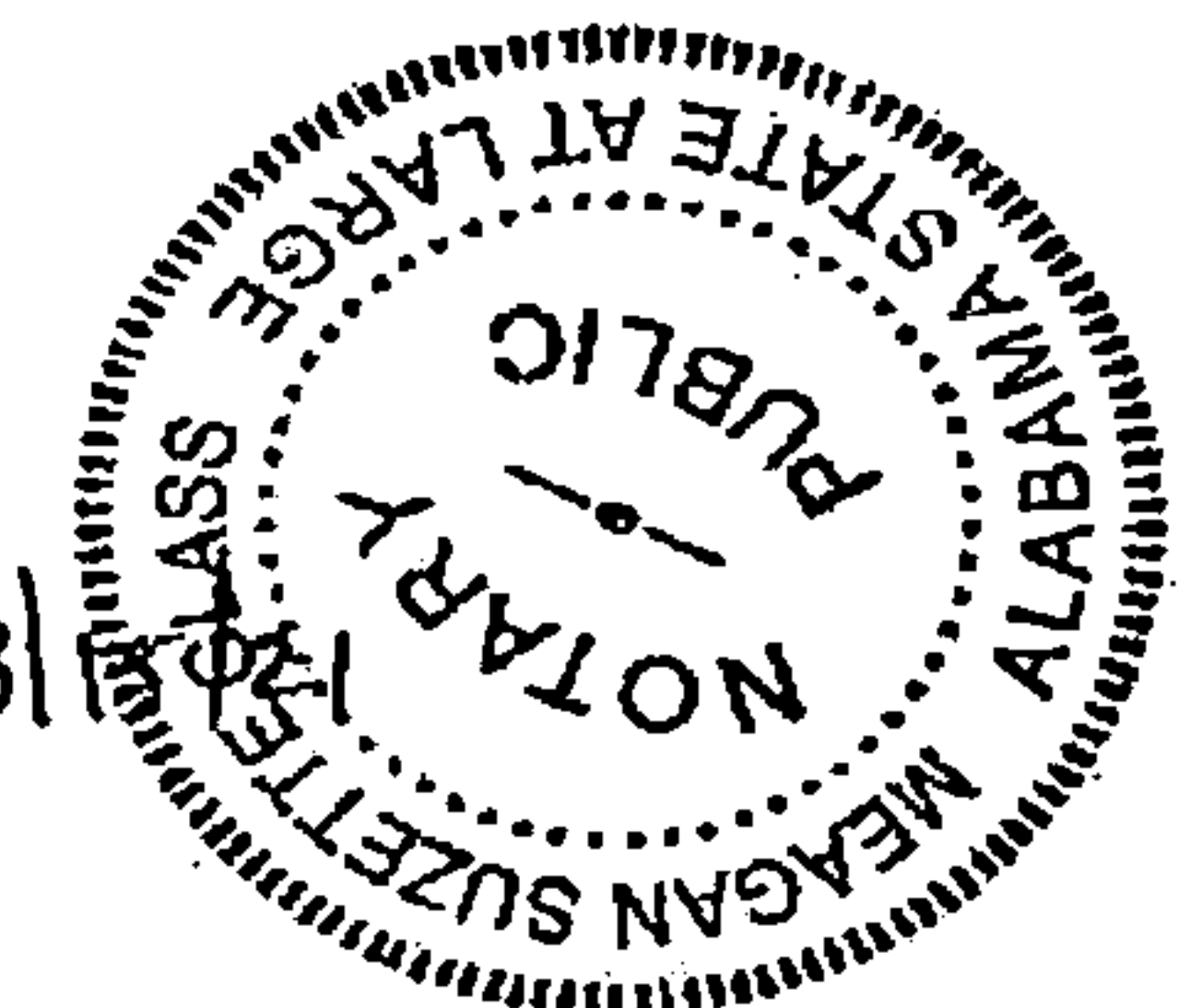
General Acknowledgment

I, the undersigned 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 FBO Brett Winford, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily

Given under my hand and official seal this 5th day of August 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/15/2024



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	IRA Innovations LLC FBO Brett Winford, IRA <u>Elo D. Winford</u>	Grantee's Name	Ashley S Ferguson and Neil W Ferguson
Mailing Address	<u>PO Box 360750</u> <u>Birmingham al 35236</u>		<u>941 Long St</u> <u>Helena al 35080</u>
Property Address	<u>941 Long St</u> <u>Helena AL 35080</u>	Date of Sale	August 5, 2021
		Total Purchase Price	<u>\$1,248,650.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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: August 3 2021

Print Elisha Holcombe

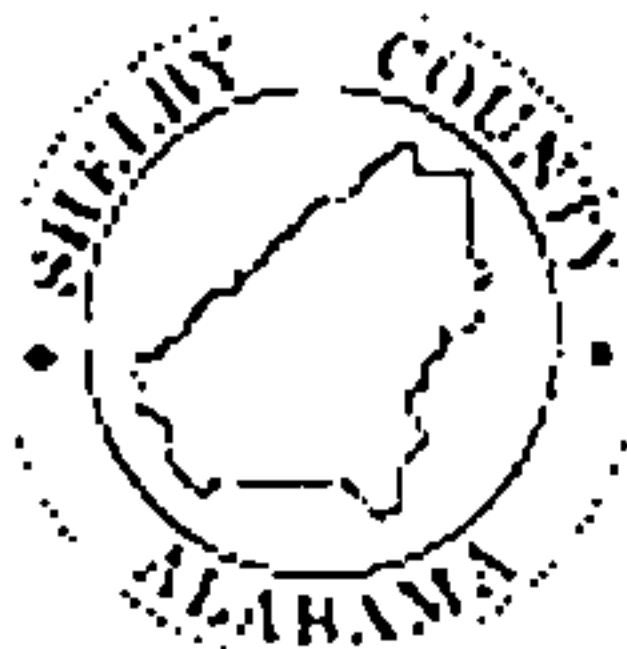
Sign: Elisha Holcombe

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL



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Alex S. Bayl