



20210823000410230 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
08/23/2021 01:37:31 PM FILED/CERT

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one hundred eighty five thousand and no/100 dollars (\$185,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Argiro K. LaFakis, a single person, Peter T. LaFakis and spouse, Irene V. LaFakis (**Grantors**) whose address is 5121 Trace Crossings Drive, Hoover, Alabama 35244 do grant, bargain, sell and convey unto IRA Innovations, LLC FBO Robert David Watts IRA (**Grantee**) whose address is P. O. Box 36075, Birmingham, Alabama 35236, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 4, IN BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 5344 South Broken Bow, Birmingham, Alabama 35242

Subject to:

Ad valorem taxes due October 1, 2021.

Minerals and mining rights not owned by Grantor.

Matters as shown on record map.

Restrictions in Misc. Book 30, Page 957; amended in Misc. Book 40, Page 557; Misc. Book 40, Page 560; and Misc. Book 400, Page 651.

Right of way to South Central Bell Telephone Company in Deed Book 340, Page 484 and Deed Book 320, Page 916

\$145,000.00.00 of the consideration was paid from the proceeds of a purchase money mortgage loan given to secure a vendor's lien

Argiro K. LaFakis, Peter T. LaFakis and Irene V. LaFakis are the surviving Grantees of deed recorded in Deed Book 344, Page 719; Theodore P. LaFakis having passed away on or about February 22, 2007.

TO HAVE AND TO HOLD unto the said **Grantee**, its successors and assigns forever.

And said **Grantors** do for themselves, their heirs, successors and assigns covenant with said **Grantee**, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor** has caused this conveyance to be executed this the 17 day of August, 2021.


ARGIRO K. LaFAKIS

State of Texas


County of Harris

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Argiro K. LaFakis whose name 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 said conveyance, she executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 17th day of AUGUST, 2021.

MUST AFFIX SEAL




Notary Public
Commission Expires: 12-30-2024

Shelby County, AL 08/23/2021
State of Alabama
Deed Tax: \$40.00

Peter T. Lafakis SEAL
PETER T. LAFAKIS

Irene V. Lafakis SEAL
IRENE V. LAFAKIS

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Peter T. LaFakis Irene V. LsFakis whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 20th day of AUGUST, 2021.


Notary Public
Commission Expires: 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
FILE #221268

Send Tax Notice To:
IRA Innovations LLC fbo
Robert David Watts IRA
P.O. BOX 360750
Birmingham, Alabama 35236
10-1-12-0-001-008.042



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