

Send tax notice to:  
KENT L UNDERWOOD  
719 WADSWORTH COVE  
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

2021695

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) 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 **KENT L UNDERWOOD, SR and MARTHA S UNDERWOOD** whose property address is: **719 WADSWORTH COVE, 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 862, according to the Survey of Riverwoods Eighth Sector Phase II Sector "B", as recorded in Map Book 45, Page 48, in the Probate Office 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. Easement(s), building line(s) and restrictions(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.
4. Restrictions appearing of record in Inst. No. 2007-43516, Inst. No. 2015-6546, Inst. No. 2015-6541 and Inst. No. 2017-36618.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2015-35046, Inst. No. 2015-8445 and Inst. No. 2015-32407.

**\$548,250.00 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.

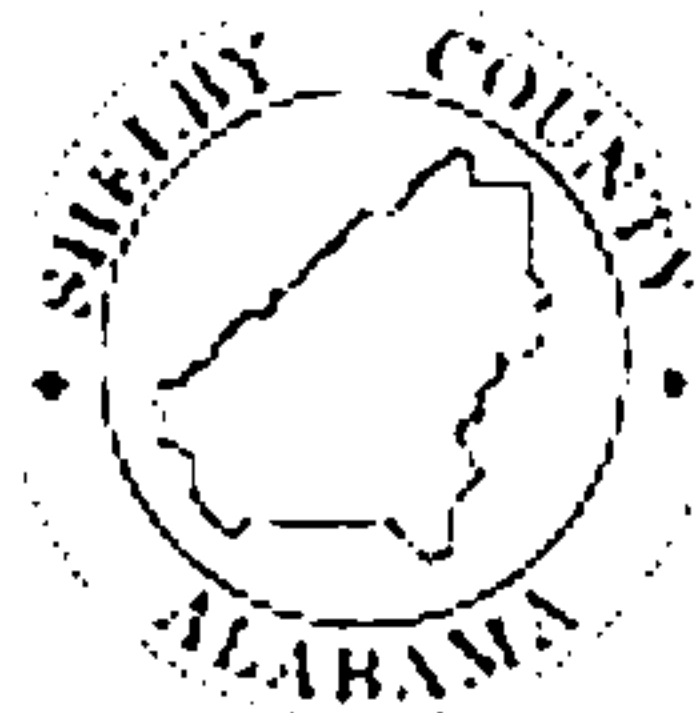
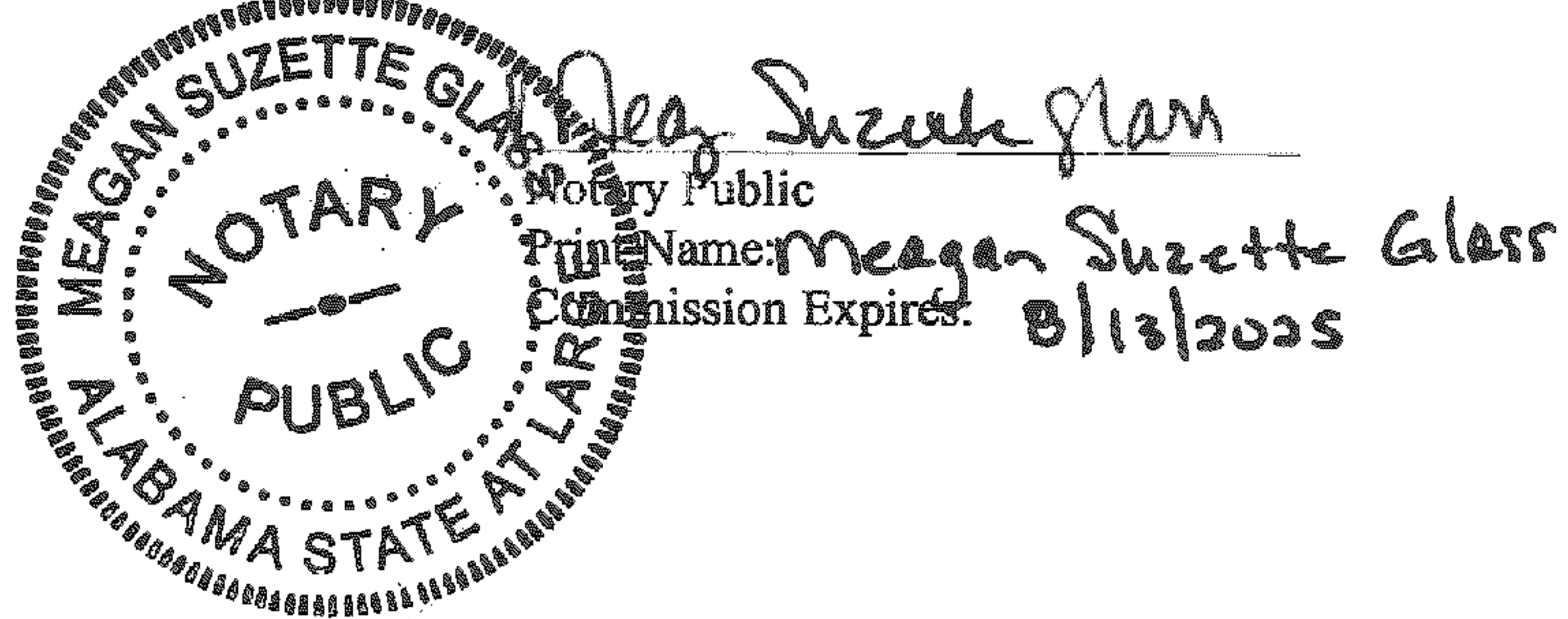
IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS FBO BRETT WINFORD IRA, by ELISHA HOLCOMBE, its AUTHORIZED REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20<sup>th</sup> day of September, 2021.

IRA INNOVATIONS, LLC FBO BRETT WINFORD IRA  
  
BY: ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

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 REPRESENTATIVE 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 company.

Given under my hand and official seal this the 20 day of September, 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2021 12:18:58 PM  
\$127.00 CHERRY  
20210922000462770

*Alvin S. Bayl*