

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Jeffrey David Hill
Christi Crabtree Hill
1025 Forest Meadows Drive
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED FORTY FIVE THOUSAND and 00/100 Dollars (\$545,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **IRA Innovations, LLC fbo [REDACTED]** (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Jeffrey David Hill and Christi Crabtree Hill, husband and wife**, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$370,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Authorized Representative who is authorized to execute this conveyance has hereunto set its signature and seal this 22nd day of October, 2021.

IRA Innovations, LLC f/b/o
Account # 1203293 IRA



By: Elisha Holcombe
Its: Authorized Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, 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 Account # 1203293 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, she, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand, this 22nd day of October, 2021.


NOTARY PUBLIC

My Commission Expires 8/21/23

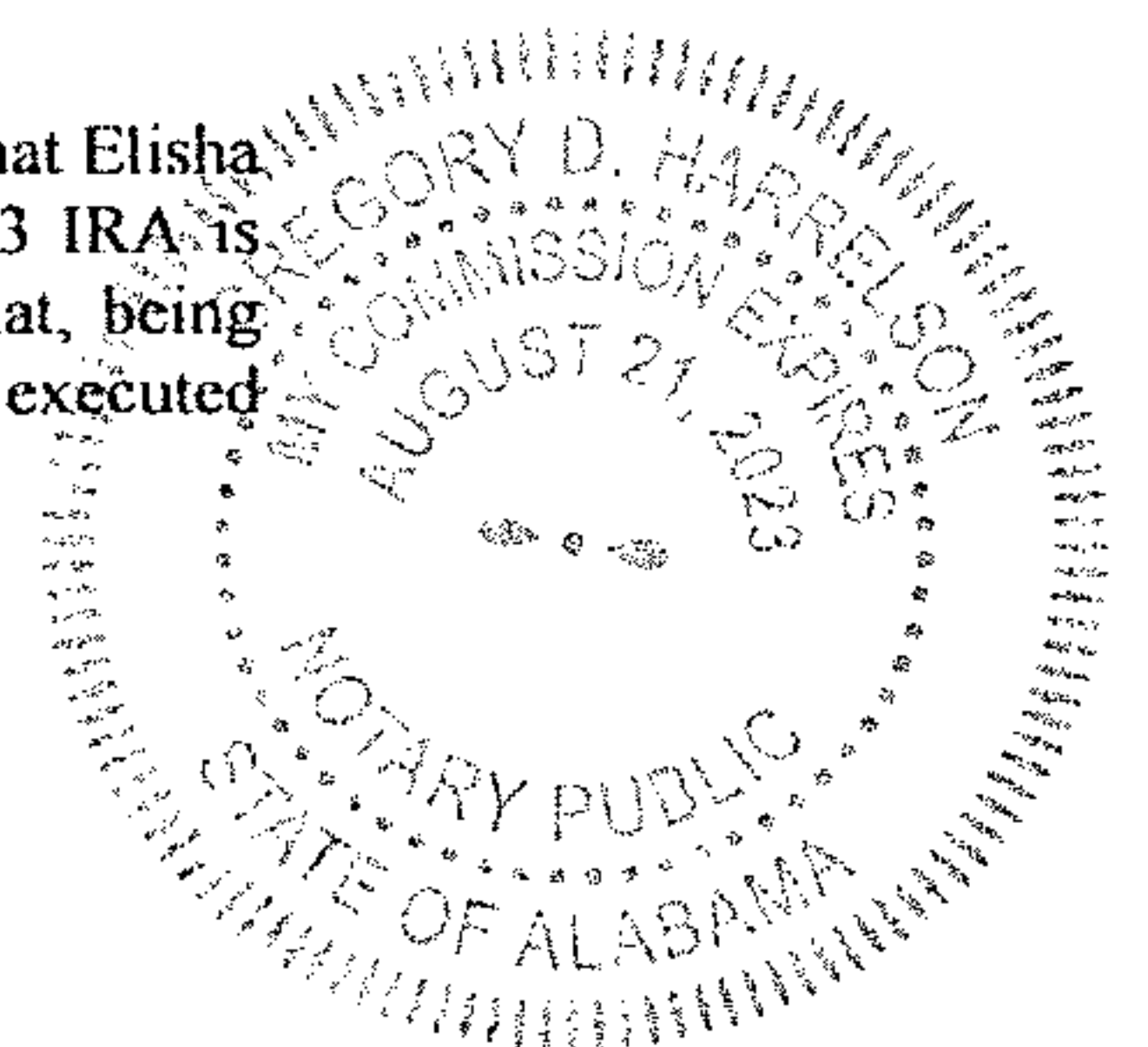


EXHIBIT "A"

Legal Description:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 15, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the Northeast corner of the Northeast Quarter of Southwest Quarter of Section 15, Township 19 south, Range 1 West; thence run South 01 degrees 27 minutes 52 seconds East along the East line of the Northeast Quarter of the Southwest Quarter of Section 15 (also the West line of Mountain Oaks as recorded in Map Book 10, Page 74 in the Office of the Judge of Probate, Shelby County, Alabama) for a distance of 908.23 feet to the Northwest right of way line for Shelby County Road No. 43 (also known as Bear Creek Road, right-of-way width varies); thence leaving said West line for Mountain Oaks run South 39 degrees 57 minutes 31 seconds West along said Northwest right of way line for a distance of 461.70 feet to the locally accepted South line of the Northeast Quarter of the Southwest Quarter of Section 15 as described by Instrument #1997-01413 as recorded in the aforementioned office of the Judge of Probate; thence leaving said right of way line run South 88 degrees 05 minutes 02 seconds West along said locally accepted South line for a distance of 1088.60 feet (measured vs. deed) to the Southwest corner of said quarter-quarter section; thence run North 00 degrees 16 minutes 53 seconds West along the west line of said quarter-quarter section for a distance of 1323.80 feet to the Northwest corner of said quarter-quarter section; thence run South 88 degrees 55 minutes 47 seconds East along the locally accepted north line of said quarter-quarter section for a distance of 1,368.04 feet to the Northeast corner of the Northeast Quarter of Southwest Quarter, the POINT OF BEGINNING.

Also:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 15, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 15, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 88 degrees 21 minutes 15 seconds West along the South line of said quarter-quarter section for a distance of 279.10 feet to the Southeast right of way line of County Road 43 (also known as Bear Creek Road, right of way width varies); thence leaving said South line run North 39 degrees 08 minutes 39 seconds East along said Southeast right of way line for a distance of 430.05 feet to the East line of said quarter-quarter section; thence leaving said Southeast right of way line run South 01 degrees 15 minutes 31 seconds East along said East line for a distance of 341.63 feet to the POINT OF BEGINNING.

BA



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/05/2021 02:38:43 PM
 \$573.00 KIMBERLY
 20211105000537630

Allen S. Bayl

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
 Mailing Address PO Box 360750
Birmingham, AL 35236

Grantee's Name Jeffrey David Hill
 Mailing Address Christi Crabtree Hill
1025 Forest Meadows Drive
Birmingham, AL 35242

Property Address N/A

Date of Sale 10/22/2021

Total Purchase Price \$ 545,000

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

☐ 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 10-22-21

Print Elisavinda Hoban

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1