

Send tax notice to:
DARRYL MAURICE DELBRIDGE
908 LONG STREET
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

2021924

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Thirty-Eight Thousand Five Hundred and 00/100 Dollars (\$638,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **IRA INNOVATIONS FBO BRET WINFORD IRA** whose ^{AL} mailing address is: PO Box 340750, Birmingham, AL (hereinafter referred to as "Grantor") by **DARRYL MAURICE DELBRIDGE and JACQUELINE STEEN DELBRIDGE** whose property address is: **908 LONG STREET, 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 907, according to the Survey of Riverwoods, 8th Sector, Phase Two, Sector F, as recorded in Map Book 45, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(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. Sewer Easement recorded in Inst. No. 2016-18540.
5. Restrictions appearing of record in Inst No. 2002-7338; Inst. No. 2006-52643; Inst. No. 2007-43516 and Inst. No. 2002-34517.
6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2016-35017.

\$510,800.00 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.

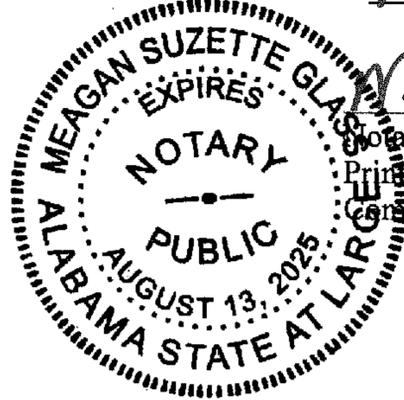
IN WITNESS WHEREOF, the said Grantor, IRA INNOVATIONS FBO BRETT WINFORD IRA, by Elisha Holcombe, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the ____ day of March, 2022.

IRA INNOVATIONS FBO BRETT WINFORD
IRA
Elisha Holcombe
BY: ELISHA HOLCOMBE
ITS: AUTHORIZED AGENT

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 Agent of IRA INNOVATIONS 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 corporation.

Given under my hand and official seal this the 11 day of March, 2022.



Meagan Suzette Glass
Notary Public
Print Name: *Meagan Suzette Glass*
Commission Expires: *8/13/2025*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2022 12:58:46 PM
\$153.00 JOANN
20220315000106750

Allie S. Bayl