

SEND TAX NOTICE TO: 20221118000427340
Zina Cartwell 11/18/2022 12:23:14 PM
86 Bonneville Drive DEEDS 1/3
Calera, AL 35040

This instrument prepared by:
Frank Steele Jones
Regency Title & Closing, LC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama)
)
Shelby County) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand Dollars and Zero cents (\$200,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **IRA Innovations, LLC FBO Shirley Vest, IRA**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Zina Monette Cartwell** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 46, according to the Map and Survey of Willow Cove, Phase I, as recorded in Map Book 23, page 75 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2022, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$196,377.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have herunto set my hands and seals, this the **17th day of November, 2022.**

(SEAL)

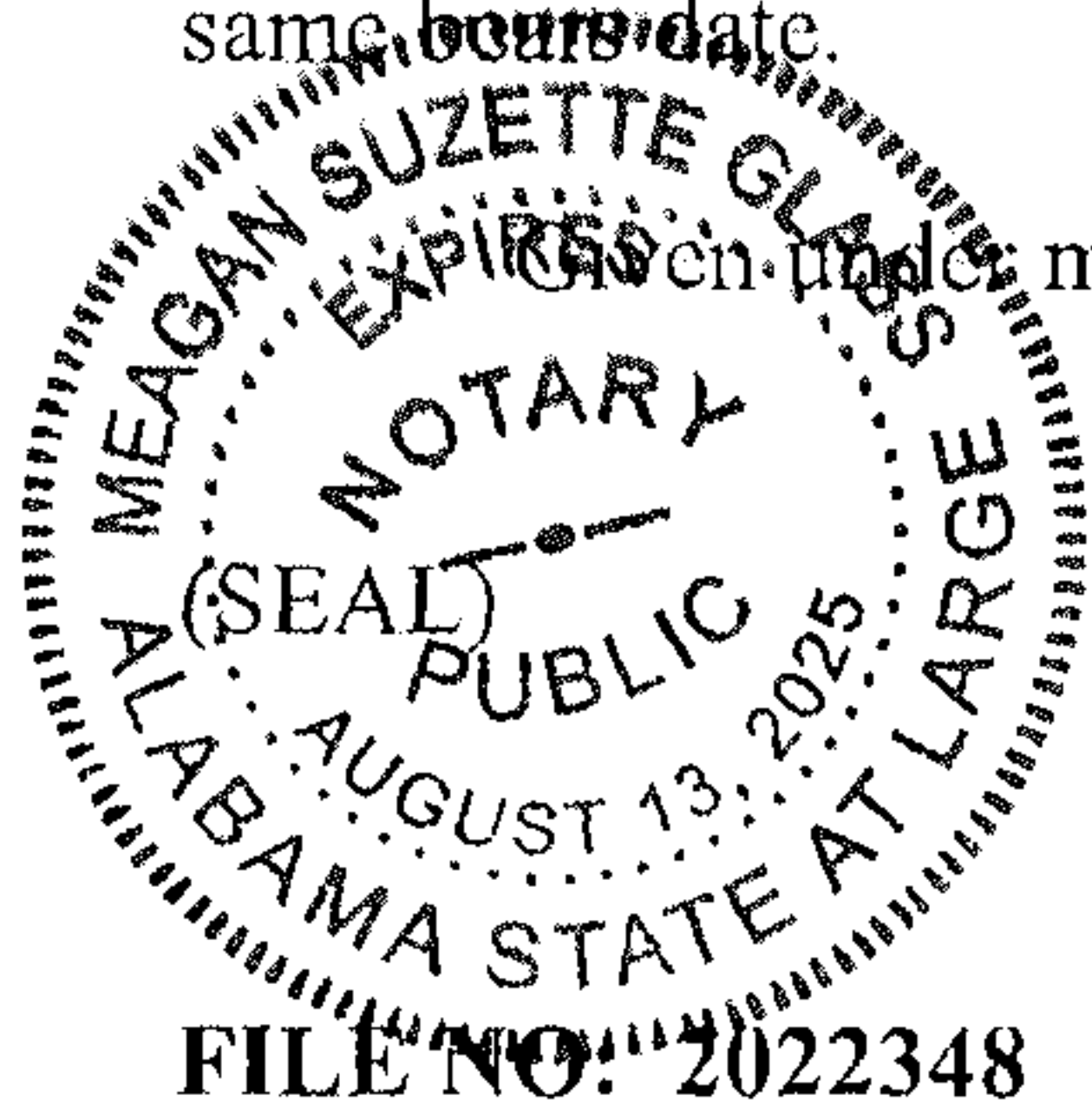
IRA Innovations, LLC FBO Shirley Vest, IRA
By and through Elizabeth Holcombe,
Authorized Representative

State of Alabama)
Shirley County)

General Acknowledgment

I, Meagan Suzette Glass, a Notary Public in and for said County, in said State, hereby certify that Elisa Holcombe Authorized Representative for **IRA Innovations, LLC FBO Shirley Vest, IRA**, 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 the conveyance, she executed the same voluntarily for and as her own act on the day the same bore date.

Witnessed by my hand and official seal this the **17th day of November, 2022**.



Notary Public

My Commission Expires: 8/13/2025

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 Shirley Vest
 Mailing Address 327 CO RD 106 MONTEVALLO AL 35115

Grantee's Name Zina Monette Cartwell
 Mailing Address 86 Bonnevill Drive, Calera AL 35040

Property Address 86 Bonnevill Drive, Calera AL 35040

Date of Sale November 17, 2022

Total Purchase Price \$ 200,000

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2022 12:23:14 PM
 \$32.00 JOANN
 20221118000427340



Allen S. Byrd

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

 ^x Sales Contract

 Closing Statement

 Appraisal

 Other

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 11/17/2022

Print Suzanna Brooke Deaton

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1