

20230103000000060  
01/03/2023 08:08:09 AM  
DEEDS 1/4

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that IRA Innovations, LLC, an Alabama limited liability company, FBO of James F. Williams IRA, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lots 1A, and 2A, in 2010 Resurvey of Yellow Leaf Farms, as recorded in Map Book 41, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$67,000.00 and valuable considerations to the Grantor in hand paid by the Grantees

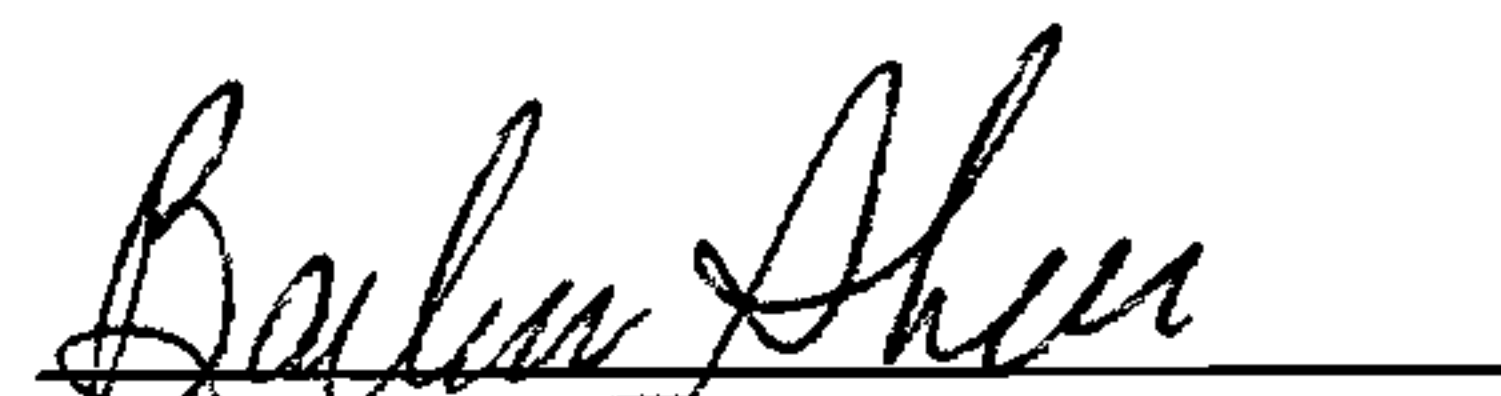
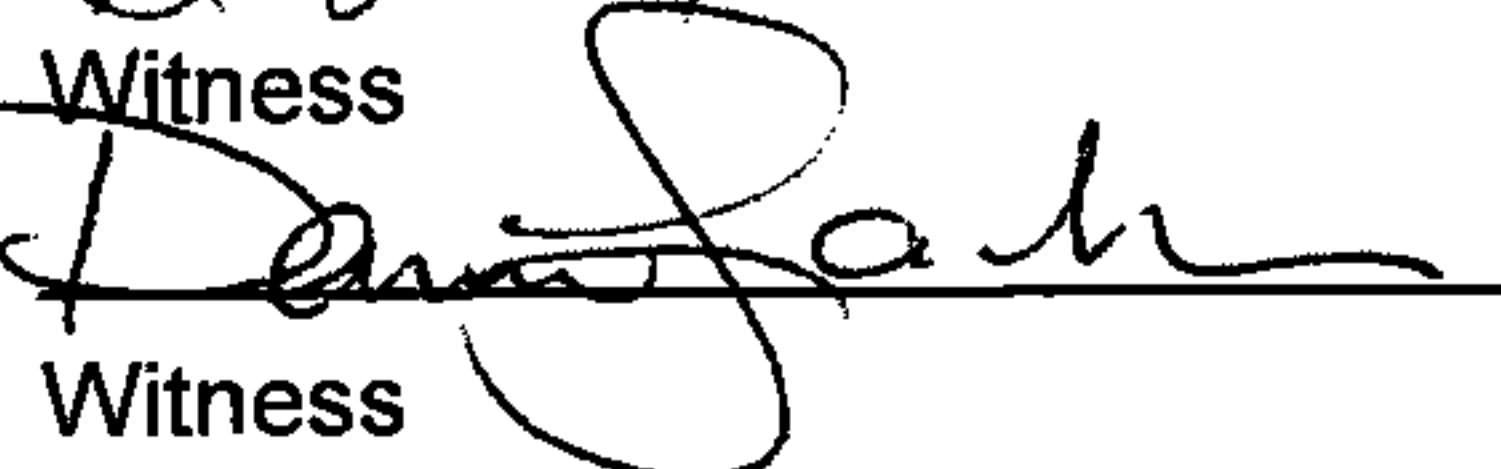
together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.


And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Map 54, Page 76 and Map Book 41, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.
2. All taxes and assessments for the year 2023 and subsequent years.
3. Ordinances recorded in Instrument No. 20100224000056000 and Instrument No. 20201028000490940, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Grant of Land Easement and Restrictive Covenants recorded in Instrument No. 2007110800516270, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Restrictions, covenants condition, reservation and easements as recorded in Instrument No. 20220708000271380, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 29th day of December, 2022.

  
Witness  
  
Witness

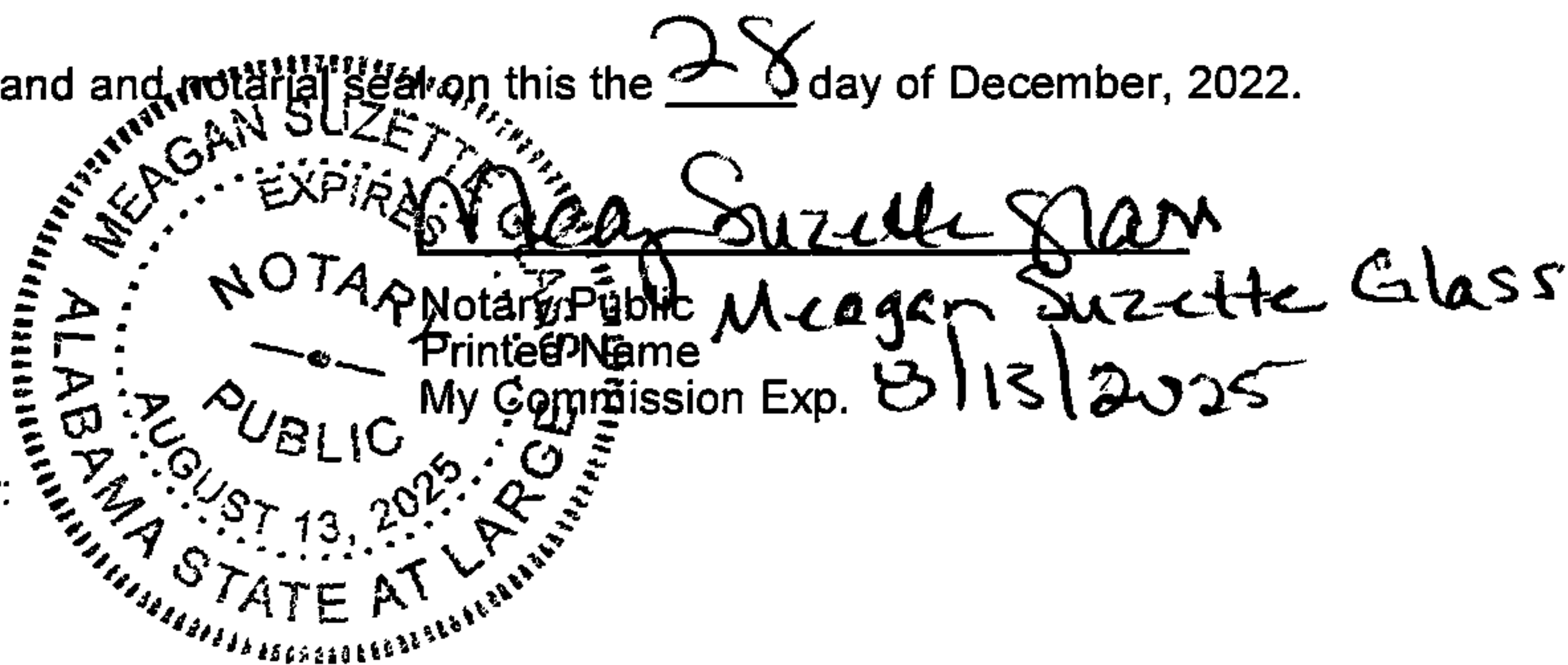
IRA Innovations, LLC, as custodian  
FBO of James F. Williams IRA  
BY:   
Elisha Holcombe, Authorized Representative  
authorization attached

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned notary public, in and for said State and County, hereby certify that Elisha Holcombe, Authorized Representative of IRA Innovations, LLC, as custodian FBO of James F. Williams 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such president on the day the same bears date.

Given under my hand and notary seal on this the 28 day of December, 2022.



Mailing Address of grantor:  
P. O. Box 360750  
Birmingham, AL 35236

Mailing Address of grantee:  
100 W. Garden St. 2nd Floor  
Pensacola, FL 32502

This instrument Prepared By  
and Return To:  
John W. Monroe, Jr., of  
Emmanuel, Sheppard & Condon  
30 S. Spring St.  
Pensacola, FL 32502  
A0458-159341

**ACTIONS OF THE SOLE MEMBER AND MANAGER OF  
IRA INNOVATIONS, LLC**

Let it be known that I am the President/CEO of IRA Innovations and hereby certify as follows:

That, effective as of this 9<sup>th</sup> day of July, 2021, Elisha Holcombe has been appointed to act in a limited representative capacity as an Authorized Representative of IRA Innovations, LLC for the benefit of retirement account holders. Elisha Holcombe is hereby granted the individual authority and power to conduct all transactions, specifically authorized to buy, sell, assign, and endorse for transfer, certificates representing stocks, bonds or other securities now registered or hereafter registered in the name of this LLC, the purchase, sale or conveyance of real property to include but not limited to the authority to execute Deed's on behalf of the LLC and any other documents required real estate titled in the name of the LLC, the purchase, sale or conveyance of any Promissory Notes, Mortgages, or Deeds of Trust, and any other assets held within client retirement accounts. She is also an Authorized Signatory for retirement accounts on behalf of IRA Innovations, LLC or on further behalf of and entities that have granted IRA Innovations, LLC, like powers and authority, including, but not limited to execute tax documents and authorize payments.

President / CEO

  
Michael Todd



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantee's Name Adams Homes, LLCMailing Address 100 West Garden Street, Second FloorPensacola, Florida 32502Grantor's Name IRA Innovations, LLC, as custodianFBO of James F. Williams IRAMailing Address P.O. Box 360750Birmingham, Alabama 35236Property Address Pure Leaf Dr, Westover, Alabama 35185Date of Sale 12/29/2022Total Purchase Price \$67,000.00

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  
 01/03/2023 08:08:09 AM  
 \$98.00 PAYGE  
 20230103000000060

*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☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☒ Closing Statement

If the conveyance document presented for recordation contains all 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 12/29/2022

Unattested

(verified by)

Print

Sign

Elisha Holcomb[Signature]

(Grantor/Grantee/Owner/Agent) circle one