

Send Tax Notice to:
Kenneth H. Underwood
577 Shoal Ridge Road
Leeds AL 35094

This Instrument Prepared By:
Jeff G. Underwood
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-8149**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWELVE THOUSAND AND 00/100 (\$312,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Wade Joiner, and Carla Joiner, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

4 Wild Dunes, Shoal Creek AL 35242

by **IRA Innovations LLC as custodian for the benefit of Elizabeth Lea Underwood, IRA (60%) undivided interest AND Kenneth H. Underwood and Elizabeth Lea Underwood, (40%) undivided interest, individually (herein referred to as "Grantee," whether one or more),** whose mailing address is

577 Shoal Ridge Road, Leeds AL 35094

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Tenants in Common**, the following described real property, which has a mailing address of **1219 Berwick Road, Birmingham, AL 35242,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

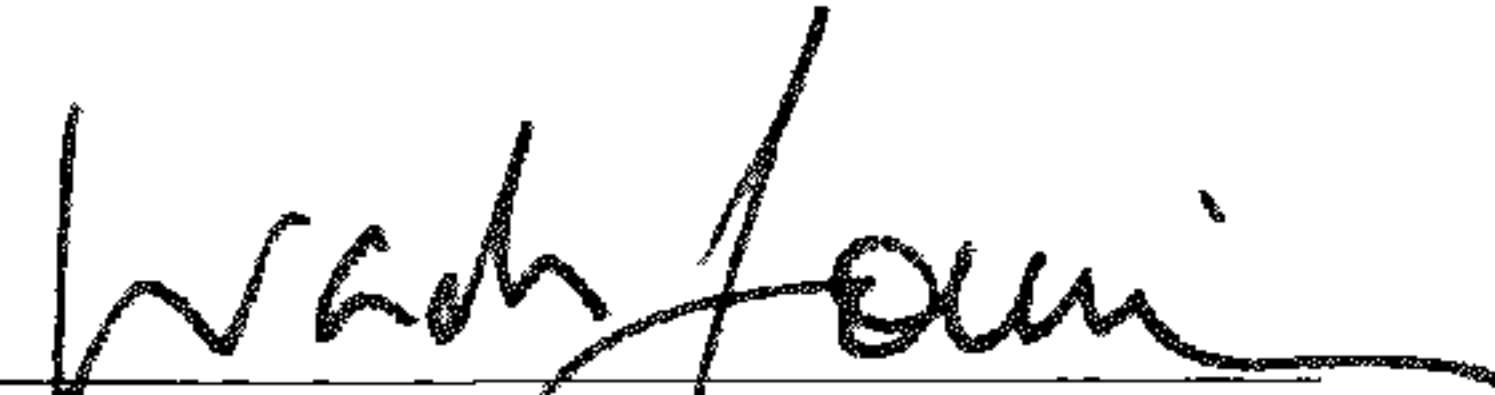
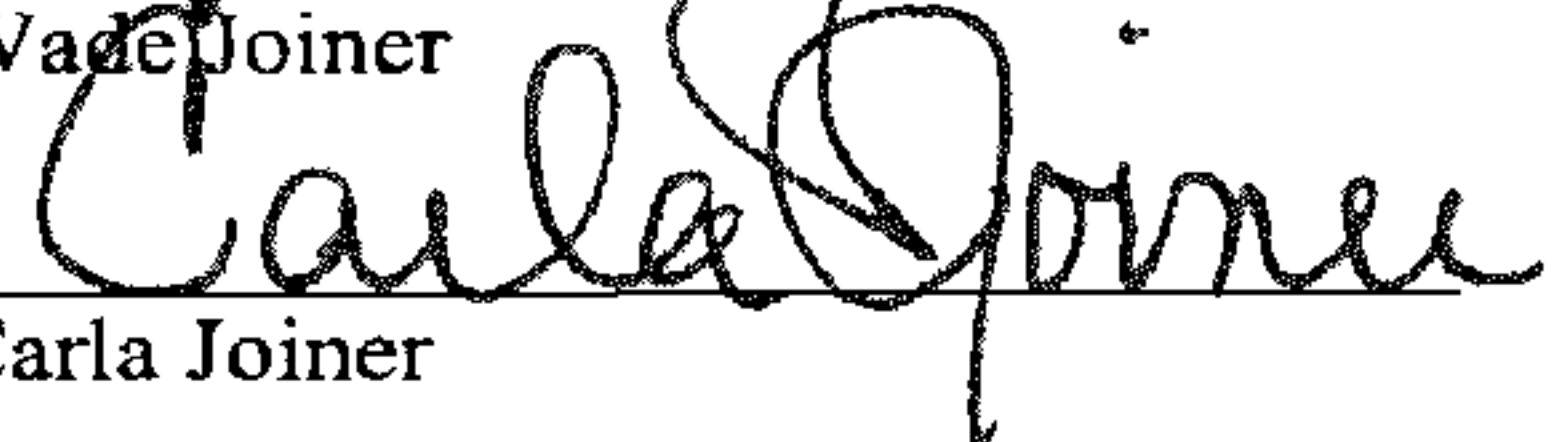
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Tenants in Common, his/her heirs, executors, administrators, and/or assigns forever. As to the percentage ownership of Kenneth H. Underwood and Elizabeth Lea Underwood held individually, their individual ownership percentage will be held jointly with right of survivorship.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

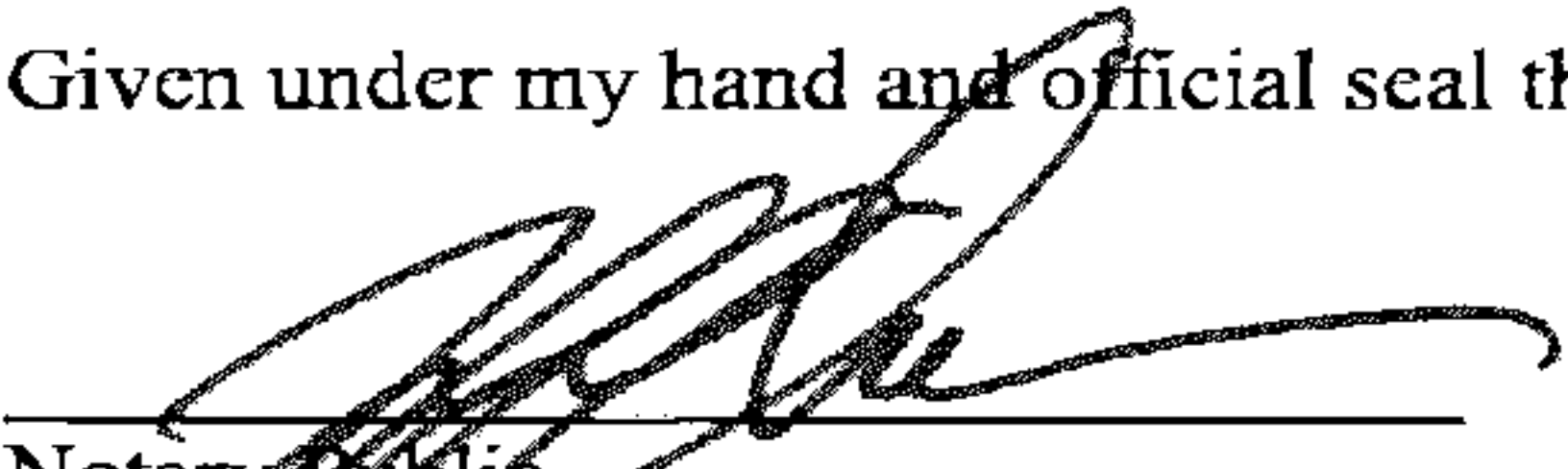
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20 day of April, 2023.


Wade Joiner

Carla Joiner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Wade Joiner and Carla Joiner whose name(s) ~~is~~ are 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~~ ^{they} executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April, 2023.


Notary Public
My Commission Expires: 3/15/25

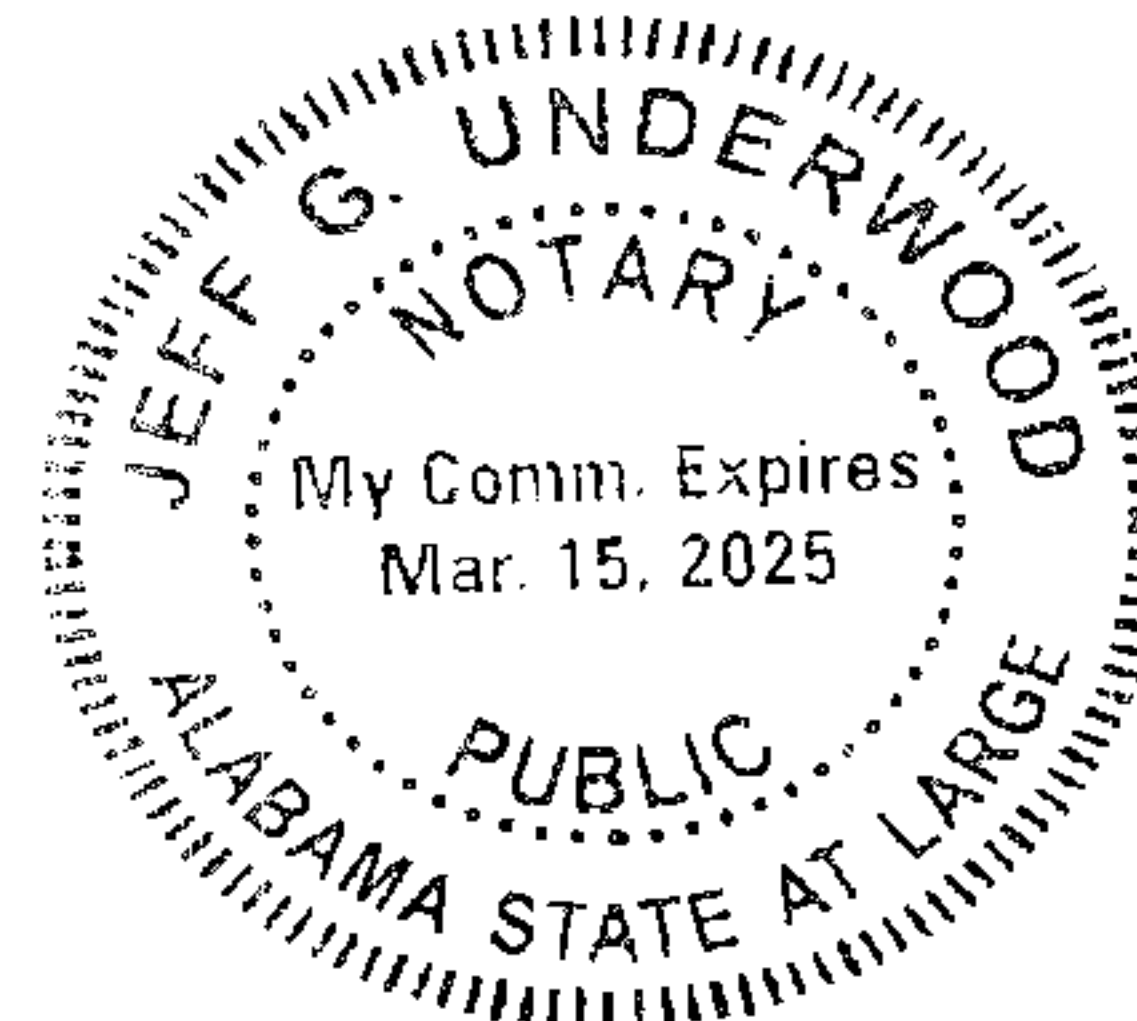
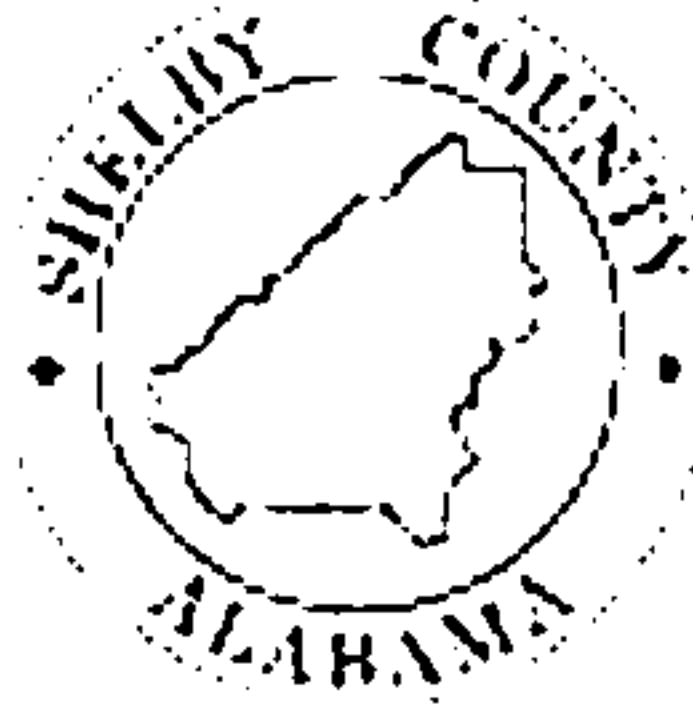


EXHIBIT A

Property 1:
LOT 121, ACCORDING TO SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP
BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2023 02:20:35 PM
\$342.00 JOANN
20230420000114420

Allen S. Bayl