

STATE of ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of three hundred thirty thousand and no/100 (\$330,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, IRA INNOVATIONS, LLC FBO DAVID WATTS IRA (Grantor) whose address is 100 Concourse Parkway, Suite 170, Hoover, al 35244 does grant, bargain, sell and convey unto Tabitha Louise Gale (Grantee) whose address is 5344 South Broken Bow Drive, Birmingham, Alabama 35242 in and to the following described real estate situated in Shelby County, Alabama to-wit:

LOT 4, BLOCK 2, ACCORDING TO THE SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 5344 South Broken Bow Drive, Birmingham, Alabama 35242

SUBJECT TO:

Ad valorem taxes due October 1, 2023.
Building line(s), easements and restrictions as shown by recorded map.
Mineral and mining rights and rights incident thereto recorded in Volume 81, Page 171, in the Probate Office of Shelby County, Alabama.
Restrictions or Covenants appearing of record in Misc. Volume 30, page 957 and amended by Misc. Volume 44, Page 151, 154 and 159, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
Right of Way granted to Alabama Power Company by instrument recorded in Volume 129, Page 449 and Volume 124, Page 561 in the Probate Office of Shelby County, Alabama.
Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 320, Page 916, in the Probate Office of Shelby County, Alabama.

\$280,000.00 of the consideration was paid from the proceeds was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 25 day of May, 2023.

IRA INNOVATIONS, LLC FBO DAVID WATTS, IRA

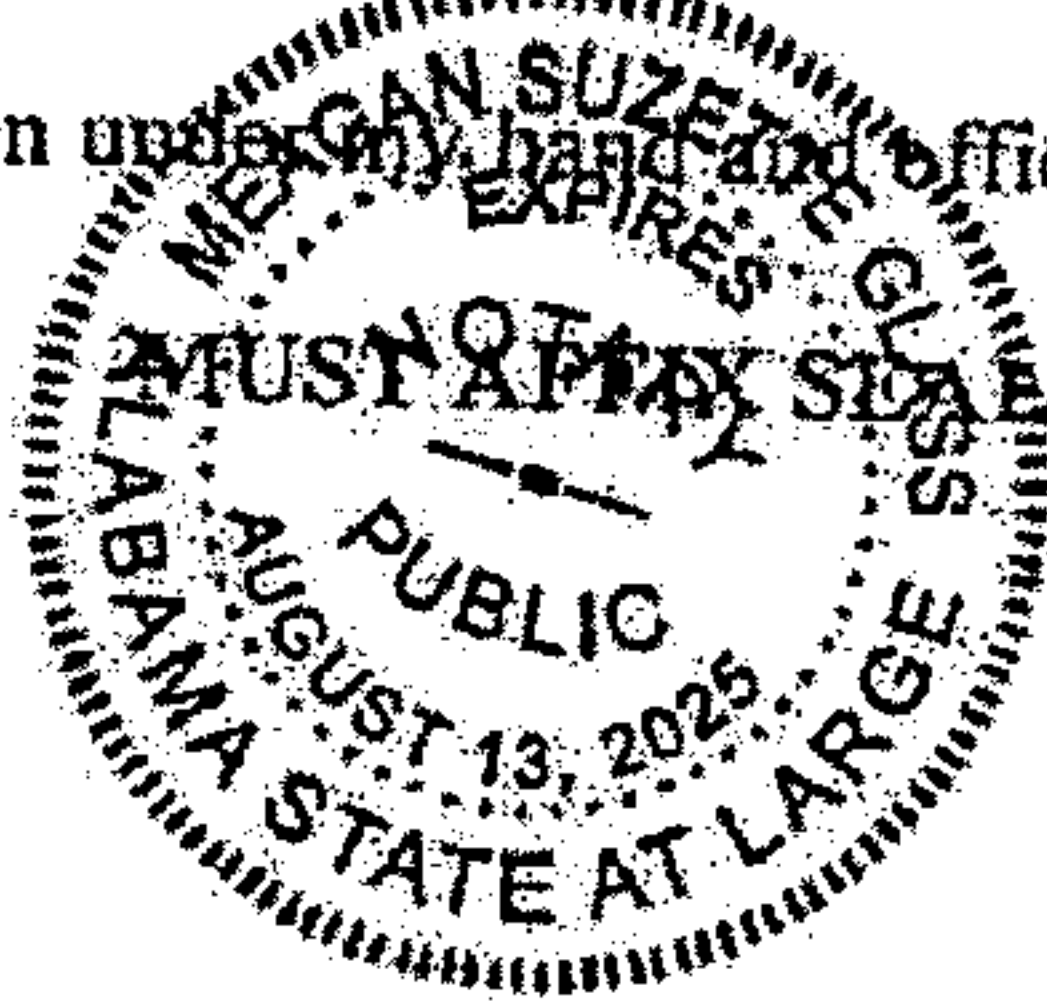

ELISHA HOLCOMBE
ITS AUTHORIZED REPRESENTATIVE

State of Alabama)
Jefferson County)

I, the undersigned, 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 ROBERT DAVID WATTS, 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 conveyance, she, as such Authorized Representative, and with full authority, executed the same voluntarily for and as the act of IRA INNOVATIONS, LLC FBO DAVID WATTS, IRA.

Given under my hand and official seal of office this 25 day of May, 2023.



Megan Suzette Gray
NOTARY PUBLIC
Commission Expires 8/13/2025

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway, #338
Birmingham, AL 35209
File 223099

Send tax notice to:
Tabitha Louise Gale
5344 South Broken Bow Drive
Birmingham, Alabama 35242
205-879-3400

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>IRA INNOVATIONS, LLC</u>	Grantee's Name	<u>TABITHA LOUISE GALE</u>
Mailing Address	<u>100 CONCOURSE PARKWAY</u>	Mailing Address	<u>5344 S BROKEN BOW DRIVE</u>
	<u>SUITE 170</u>		<u>BIRMINGHAM, AL 35242</u>
	<u>BIRMINGHAM, AL 35244</u>		
Property Address	<u>5344 S BROKEN BOW DRIVE</u>	Date of Sale	<u>5/25/2023</u>
	<u>BIRMINGHAM, AL 35242-3221</u>	Total Purchase Price	<u>\$ 330,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 5/25/23

☐ Unattested

(verified by)

Print GENE W. GRAY, JR.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/26/2023 01:42:31 PM
 \$78.00 PAYGE
 20230526000158990

Allen S. Bayal