

Send tax notice to:
Jason Wallace
3168 Indian Crest Drive
Pelham, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024319

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **IRA Innovations, LLC, as Custodian FBO Brett Winford IRA and IRA Innovations, LLC, as Custodian FBO David Jones IRA** whose mailing address is: PO BOX 360750, Birmingham, AL (hereinafter referred to as "Grantor") by **Jason Wallace and Melissa Wallace** whose property address is: **3168 Indian Crest Drive, Pelham, AL, 35124** (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 2-7B, according to a Resurvey of Lots 2-7A & 2-8A of The View at Indian Crest, Phase 2, as recorded in Map Book 59 page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

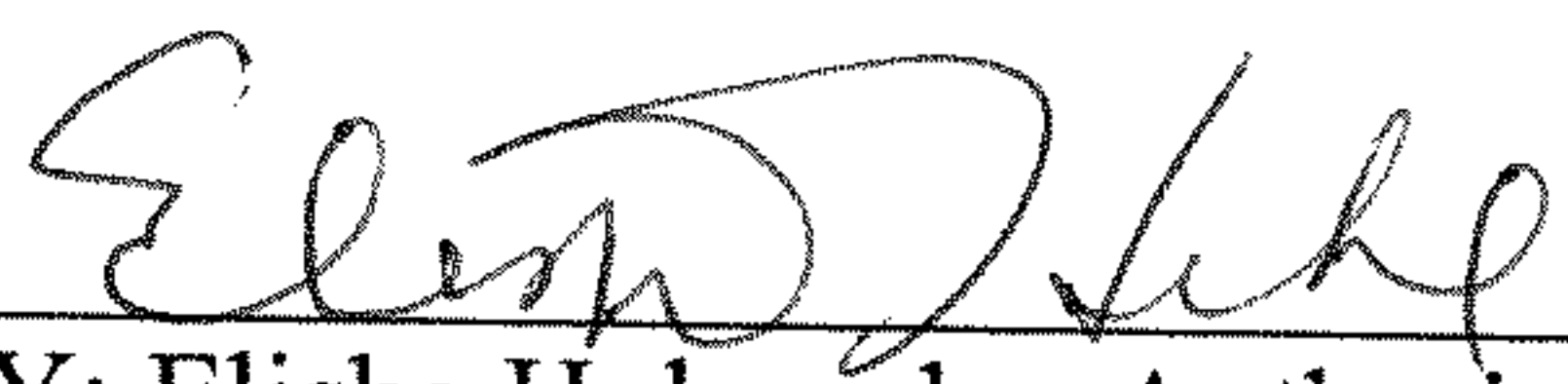
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.
4. Restrictions appearing of record in Inst. No. 2023-100560.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2023-256600 and Inst. No. 2023-256680.

\$900,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

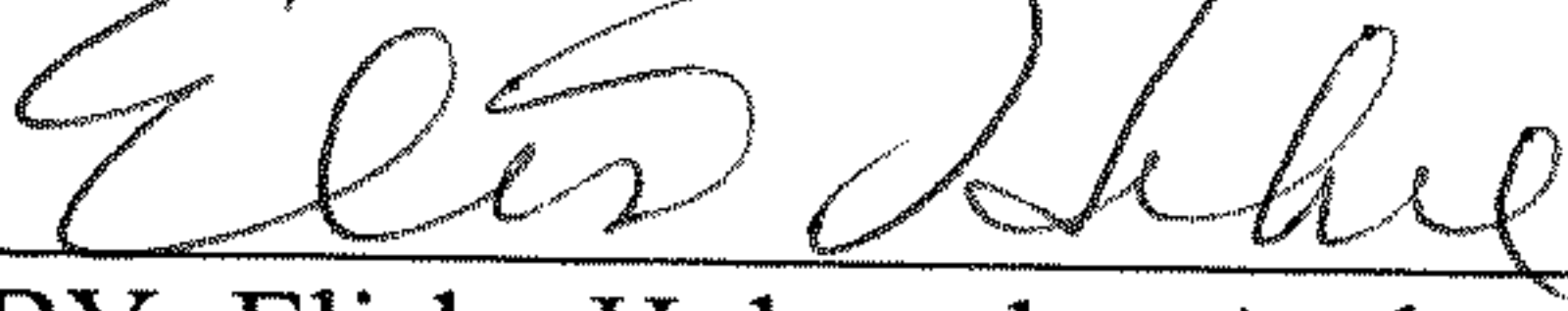
TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, LLC, as Custodian FBO Brett Winford IRA and IRA Innovations, LLC, as Custodian FBO David Jones IRA, by Elisha Holcombe, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12 day of September, 2024.

IRA Innovations, LLC, as Custodian FBO Brett Winford
IRA


BY: Elisha Holcombe, Authorized Agent

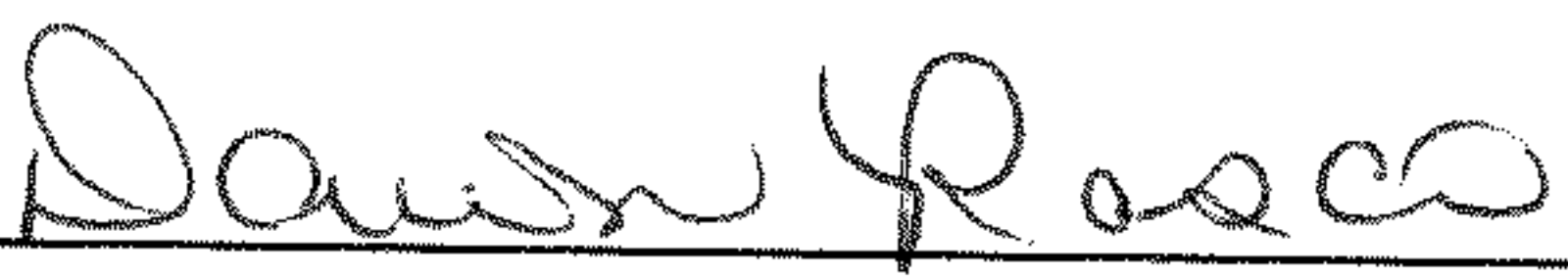
IRA Innovations, LLC, as Custodian FBO David Jones, IRA

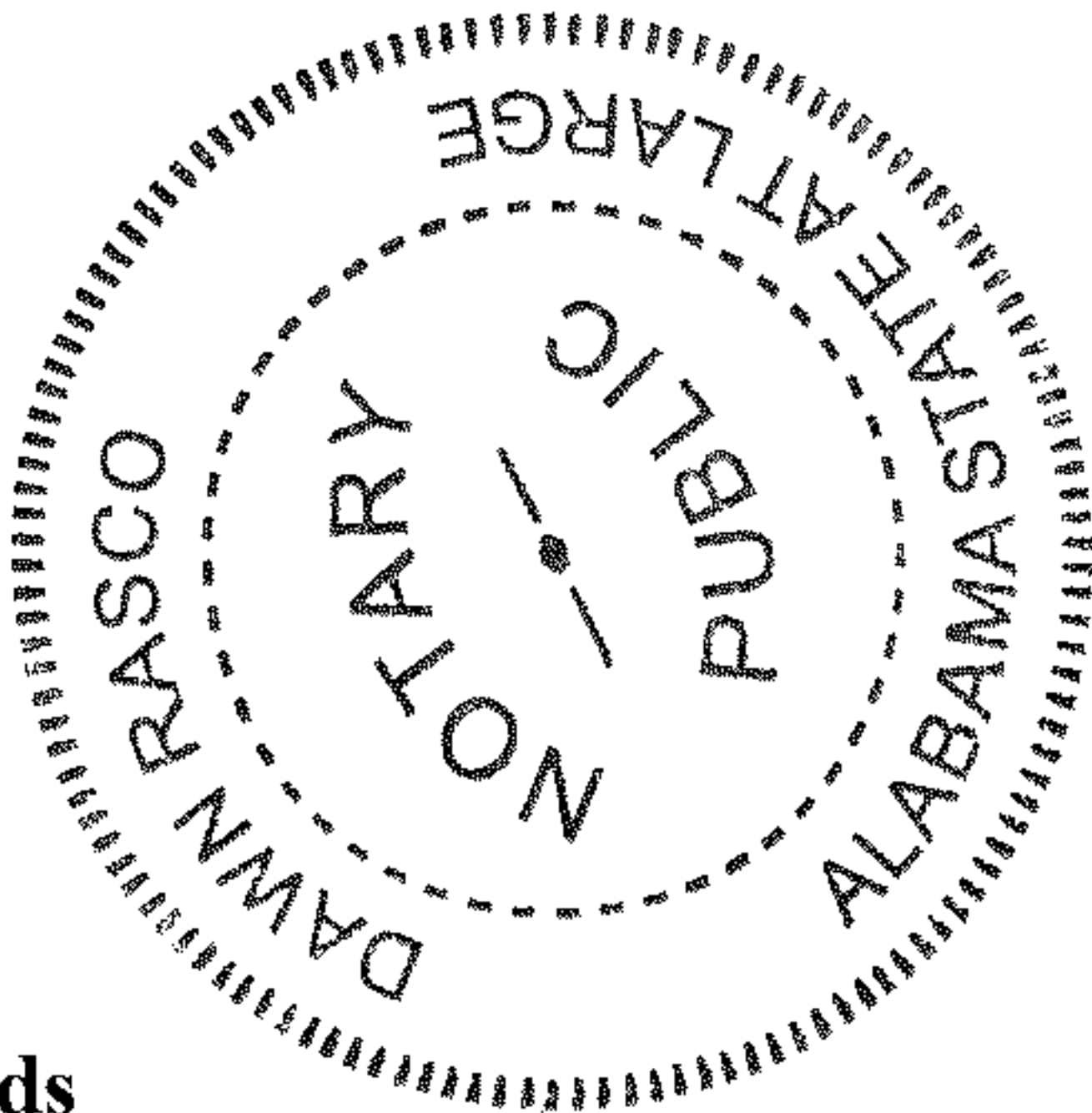

BY: Elisha Holcombe, Authorized Agent

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, LLC, as Custodian FBO Brett Winford IRA and IRA Innovations, LLC, as Custodian FBO David Jones 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 company.

Given under my hand and official seal this the 12 day of September, 2024.


Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2024 09:03:25 AM
\$525.00 BRITTANI
20240913000284240

