

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
IRA Innovations LLC as
Custodian FBO Jason E.
Spinks, IRA
P. O. Box 360750
Birmingham, AL 35236
WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

}

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (\$168,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Billy Grubbs and Mary Grubbs, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **IRA Innovations LLC as Custodian FBO Jason E. Spinks, IRA** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the SE Corner of the NE 1/4 of the SW 1/4, of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence N 88 degrees 59 minutes 53 seconds W for a distance of 699.58 feet to the Westerly R.O.W., line of Norfolk Southern Railroad and the POINT OF BEGINNING; thence continue N 88 degrees 59 minutes 53 seconds W and leaving said R.O.W. line for a distance of 621.28 feet to the Easterly R.O.W. line of Shelby County Highway 17; to a curve to the left, having a radius of 2440.00, and subtended by a chord which bears N 08 degrees 07 minutes 41 seconds E, and a chord distance of 326.84 feet; thence along the arc of said curve and said R.O.W. line for a distance of 327.09 feet; thence N 04 degrees 03 minutes 26 seconds E and along said R.O.W. line for a distance of 139.22 feet; thence S 88 degrees 59 minutes 53 seconds E and leaving said R.O.W. line for a distance of 448.89 feet to the Westerly R.O.W. line of Norfolk Southern Railroad; thence S 16 degrees 36 minutes 03 seconds E and along said R.O.W. line for a distance of 139.60 feet to a curve to the right, having a radius of 2691.70 feet and subtended by a chord bearing S 12 degrees 58 minutes 32 seconds E, and a chord distance of 340.32 feet; thence along the arc of said curve and said R.O.W. line for a distance of 340.55 feet to the POINT OF BEGINNING.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and

singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 11 day of Dec, 2024.

Billy Grubbs
Billy Grubbs

Mary Grubbs
Mary Grubbs

STATE OF Kentucky
Scott COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Billy Grubbs and Mary Grubbs**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of December, 2024.

Chasity Darnell
Notary Public
My Commission Expires: 2/3/27



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

File#: E-7239

Grantor's Name Billy Grubbs and Mary Grubbs
 Mailing Address 112 South Lafayette Drive
Georgetown, KY 40324

Grantee's Name IRA Innovations LLC as Custodian
FBO Jason E. Spinks, IRA
 Mailing Address P. O. Box 360750
Birmingham, AL 35236

Property Address 10857 Highway 17
Alabaster, AL 35007

Date of Sale December 17, 2024
 Total Purchase Price \$168,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

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 December 17, 2024

Filed and Recorded
 Official Public Records
 Unattested
 Clerk of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL (verified by)
 12/17/2024 01:34:42 PM
 \$196.00 JOANN
 20241217000385530

Print: Justin Smitherman

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one



Alli S. Byrd

Form RT-1