

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Jason Baggett
1219 Berwick Rd
Birmingham, AL 35242

File: **AL1-24-0366**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty Five Thousand Dollars And No/100ths (\$345,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **IRA Innovations, LLC for the benefit of Elizabeth Lea Underwood and Elizabeth Lea Underwood and Kenneth H. Underwood (individually and as a married couple)** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Jason Baggett** (herein referred to as GRANTEE), his heirs and assigns, the following described real estate, situated in the County of **Shelby**, and State of Alabama, to wit:

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.

IRA Innovations LLC for the benefit of Elizabeth Lea Underwood maintains a (60%) undivided share. Kenneth H. Underwood and Elizabeth Lea Underwood maintain (40%) share collectively.


This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, his heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set my hand and seal, this 16th day of December, 2024.

IRA Innovations, LLC for the benefit of Elizabeth Lea
Underwood

BY: 
Elisha Holcombe - Managing Member

STATE OF ALABAMA

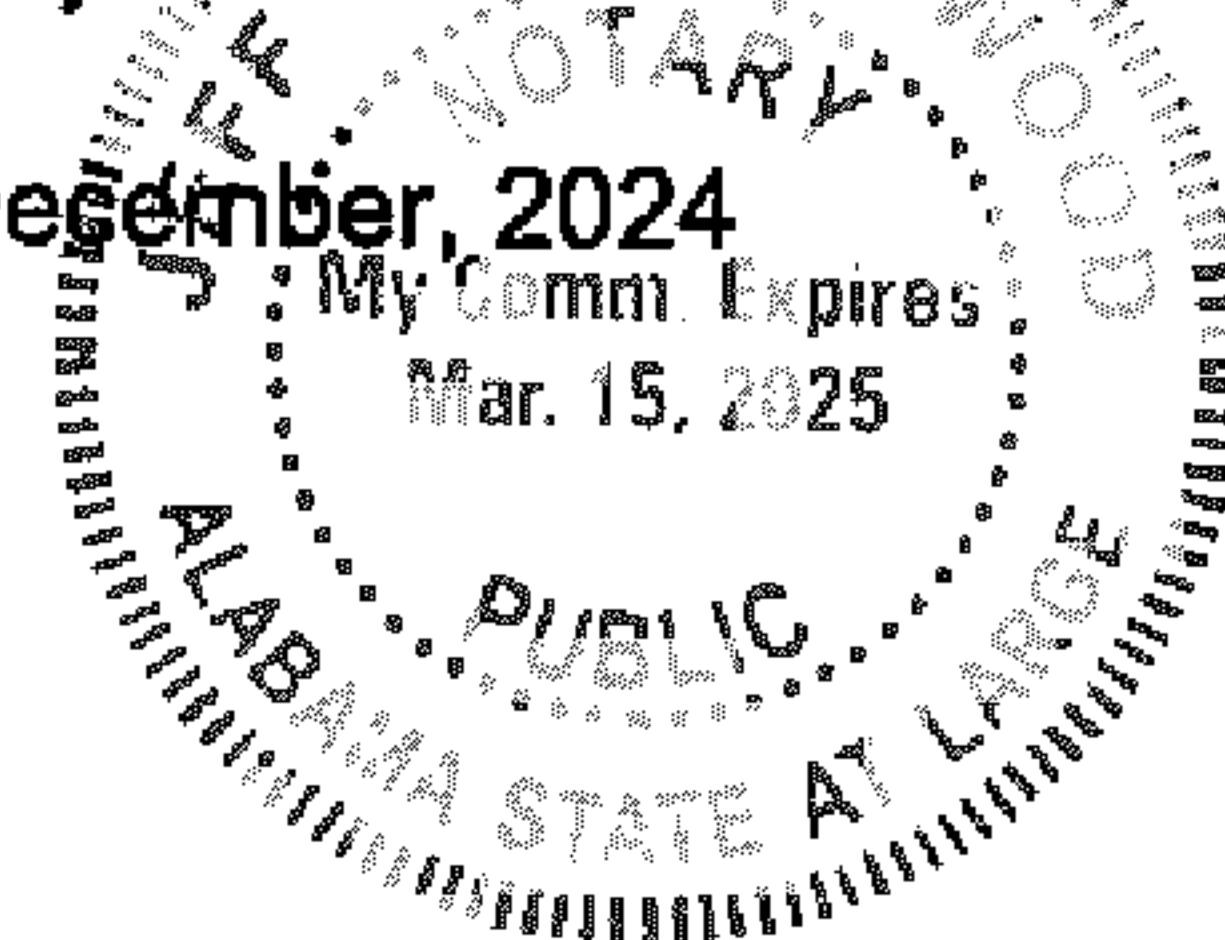
COUNTY OF Shelf

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, whose name as Elisha Holcombe of IRA Innovations LLC, 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 the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of IRA Innovations LLC, on the day the same bears date.

Given under my hand and official seal this 14 day of December, 2024


Notary public, State of Alabama

My Commission expires: 3/15/25



IN WITNESS WHEREOF we have hereunto set our hands and seals, this the 16th day of December, 2024.

Elizabeth Lea Underwood
Elizabeth Lea Underwood

Kenneth H. Underwood
Kenneth H. Underwood

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Lea Underwood and Kenneth H. Underwood, a married couple, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2024.

[Signature]
Notary public, State of Alabama
My Commission expires 3-15-25



Grantor's Address: 577 Shoal Ridge Road, Leeds AL 35094

Grantee's Address: 1073 Fairbank Lane, Chelsea AL 35043

Property Address: 1219 Berwick Rd, Birmingham, AL 35242

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: IRA Innovations, LLC fbo Elizabeth Lea
Underwood IRA and Elizabeth Lea
Underwood and Kenneth H. Underwood

Grantee's Name: Jason Baggett

Mailing Address: PO Box 360750
Birmingham, AL 35236

Mailing Address: 1219 Berwick Rd
Birmingham AL 35242

Property Address: 1219 Berwick Rd
Birmingham, AL 35242

Date of Sale: December 18, 2024

Total Purchase Price: \$345,000.00

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: 12/18/24

Print: Jeff Underwood, Esq.

Unattested Filed and Recorded

Official Public Recorder (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2024 11:52:52 AM
\$378.00 JOANN
20241218000386430

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Bayl