

Send Tax Notice to:
IRA Innovations LLC as Custodian
FBO Robert Connor Farmer, SEP
IRA
P. O. Box 360750
Birmingham, AL 35236

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-10576**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION THREE HUNDRED THOUSAND AND 00/100 (\$1,300,000.00)** 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

Joni Nelson, a widow (herein referred to as "Grantor," whether one or more), whose mailing address is

301 Tupelo Trail, Alabaster, AL 35007

by **Robert Connor Farmer (20% undivided interest) and IRA Innovations LLC as Custodian FBO Robert Connor Farmer, SEP IRA (80% undivided interest) (herein referred to as "Grantee"),** whose mailing address is

P. O. Box 360750, Birmingham, AL 35236

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2307 Highway 331, Columbiana, AL 35051,** 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

The grantor herein is the surviving grantee within that certain deed recorded at Instrument# 20150831000302870 the other grantee, James Nelson, having died on or about March 15, 2018.

\$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, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 17th day of October, 2025

Joni Nelson
Joni Nelson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joni Nelson 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/27

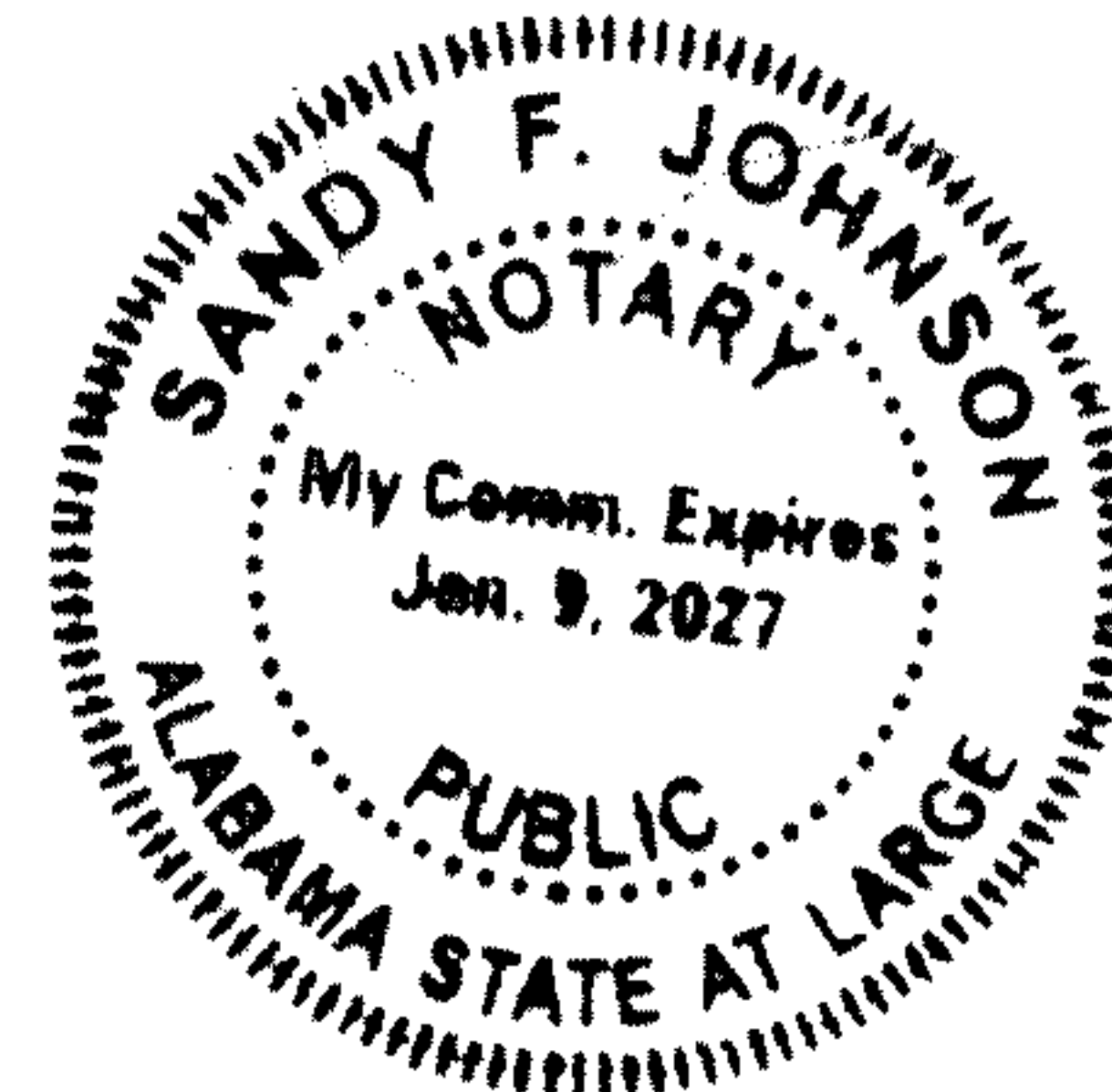


EXHIBIT A**Property 1:**

Tract 1A of A Resurvey of Tract 1 and Tract 2 of McGregor's Cabin, as recorded in Map Book 62, Page 31 in the office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama; thence S00°44'01"W a distance of 846.56' to the POINT OF BEGINNING; thence continue S00°44'01"W a distance of 480.44' to the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 2; thence S85°37'11"E a distance of 706.04' to the Northwesternly R.O.W. line of Shelby County Highway 331 (aka Firetower Road); thence N49°57'21"E and along said R.O.W. line a distance of 360.13', to a curve to the left, having a radius of 215.00', subtended by a chord bearing of N37°37'29"E, and a chord distance of 91.83''; thence along the arc of said curve and along said R.O.W. line a distance of 92.54''; thence N25°17'37"E and along said R.O.W. line a distance of 95.03', to a curve to the right, having a radius of 594.00', subtended by a chord bearing of N37°38'19"E, and a chord distance of 253.99'; thence along the arc of said curve and along said R.O.W. line a distance of 255.97''; thence N49°59'01"E and along said R.O.W. line a distance of 196.84'', to a curve to the left, having a radius of 295.00', subtended by a chord bearing of N41°20'15"E, and a chord distance of 88.69'; thence along the arc of said curve and along said R.O.W. line a distance of 89.03', to a reverse curve to the right, having a radius of 590.00', subtended by a chord bearing of N39°50'08"E, and a chord distance of 146.75'; thence along the arc of said curve and along said R.O.W. line a distance of 147.13''; thence N46°58'47"E and along said R.O.W. line a distance of 174.38', to a curve to the left, having a radius of 122.00', subtended by a chord bearing of N05°22'31"W, and a chord distance of 193.20'; thence along the arc of said curve and along said R.O.W. line a distance of 222.96''; thence N57°43'48"W and along said R.O.W. line a distance of 22.68', to a curve to the right, having a radius of 300.00'', subtended by a chord bearing of N50°20'01"W, and a chord distance of 77.24''; thence along the arc of said curve and along said R.O.W. line a distance of 77.45''; thence N42°56'14"W and along said R.O.W. line a distance of 14.69''; thence S48°26'58"W and leaving said R.O.W. line a distance of 337.27'; thence S54°00'11"W a distance of 763.51''; thence S79°37'07"W a distance of 151.69'; thence S53°40'07"W a distance of 88.77'; thence N89°15'59"W a distance of 458.59' to the POINT OF BEGINNING. Said Parcel containing 18.77

AND

Tract 2A of A Resurvey of Tract 1 and Tract 2 of McGregor's Cabin, as recorded in Map Book 62, Page 31 in the office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama; thence S00°44'01"W a distance of 197.62' to the POINT OF BEGINNING; thence N84°47'45"E a distance of 591.31'; thence N43°50'27"E a distance of 134.36'; thence N61°07'23"E a distance of 168.07'; thence N45°35'47"E a distance of 144.45'; thence N64°22'43"E a distance of 198.51'; thence N81°53'S1"E a distance of 276.50' to the Westerly R.O.W. line of Shelby County Highway 331 (aka Firetower Road), to a curve to the left, having a radius of 700.00'', subtended by a chord bearing of S12°45'28"E, and a chord distance of 81.27''; thence along the arc of said curve and along said R.O.W. line a distance of 81.31''; thence S16°05'08"E and along said R.O.W. line a distance of 68.02', to a curve to the left, having a radius of 510.00', subtended by a chord bearing of S28°58'16"E, and a chord distance of 246.18'; thence along the arc of said curve and along said R.O.W. line a distance of 248.63'; thence S48°26'58"W and leaving said R.O.W. line a distance of 337.27'; thence S54°00'11"W a distance of 763.51''; thence S79°37'07"W a distance of 151.69'; thence S53°40'07"W a distance of 88.77'; thence N89°15'59"W a distance of 458.59'; thence N00°44'01"E a distance of 648.94' to the POINT OF BEGINNING. Said Parcel containing 21.92 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/21/2025 01:30:04 PM
 \$1328.00 KELSEY
 20251021000323300

Allen S. Bayl