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This instrument was prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker RD STE 201
Pelham, AL 35124

Send Tax Notice to:
Corey Foster
311 N. Timothy Dr.
Columbiana, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **IRA Innovations as custodian FBO Patrick Whatley, IRA formerly known as Entrust Administration of the Southeast FBO Patrick Whatley IRA** (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, **Corey Foster** (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:

Lot 67, according to the Survey of First Addition to Triple Springs, First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.

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.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS

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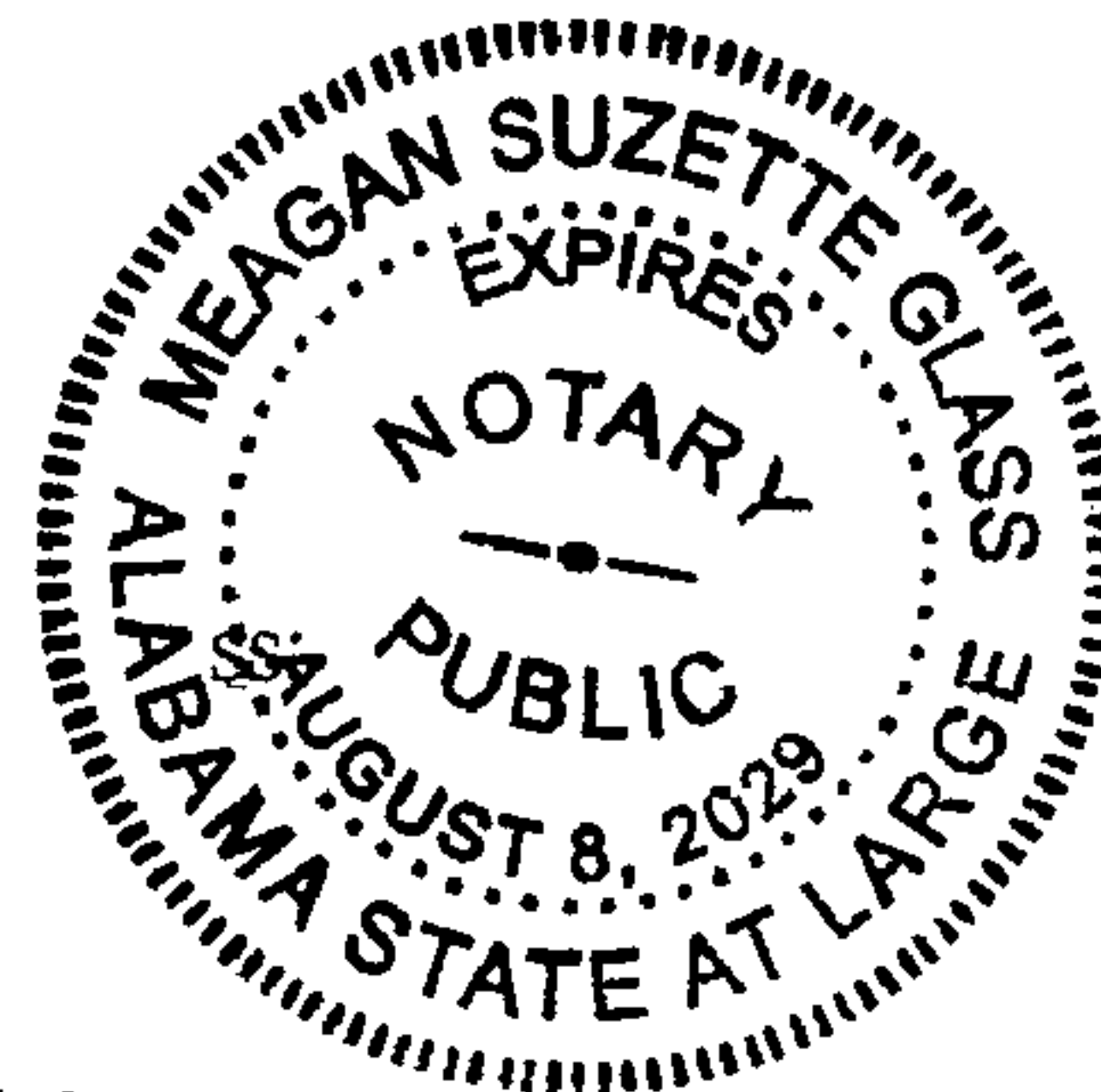
NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 24 day of November, 2025.

Elisha Holcombe

IRA Innovations LLC as custodian FBO Patrick Whatley, IRA DATE
By: Elisha Holcombe
Its: Authorized Representative

STATE OF Alabama
Shuford COUNTY



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elisha Holcombe whose name as Authorized Representative of **IRA Innovations LLC as custodian FBO Patrick Whatley, 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 instrument, he/she, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of November, 2025.

Meagan Suzette Glass
Notary Public

My Commission Expires: 8/8/29

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 as custodian FBO
Patrick Whatley, IRAGrantee's Name. Corey FosterMailing Address PO Box 360750
Birmingham, AL 35236Mailing Address 311 N. Timothy Dr.
Columbiana, AL 35051Property Address 311 N. Timothy Dr.
Columbiana, AL 35051Date of Sale 11/24, 2025

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$65,600.00

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
☒ 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 11/24, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1

PW

STATE OF ALABAMA
COUNTY OF SHELBY

CERTIFICATION OF TRUST
FOR IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA

The undersigned Elisha Holcombe being first duly sworn, deposes and says he/she is at least 19 years of age and is a currently acting trustee of IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA and further states as follows:


1. The IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA is a valid, existing trust.
2.
 - A. The original settlor(s) and successor settlor(s), if any, of the trust is (are) Patrick Whatley.
 - B. The following person(s) contributed money, funds, real property, or personal property to the trust: Patrick Whatley.
 - C. The name and address of the currently acting trustee(s) is (are) IRA Innovations LLC, whose address is:
P.O. Box 360250
Birmingham, AL 35234
3. The IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA has a definite beneficiary. The same person is not the sole trustee and sole beneficiary.
4. The administrative and/or managerial powers of the trustee include, but are not limited to, all powers over the purchase and or sale of real property.
5.
 - A. The trust is revocable.
6.
 - A. The following trustee(s) has/have the authority to sign documents and instruments: Elisha Holcombe.
 - B. Number of Trustees required to sign: 1
7. The social security number/employer identification number assigned to the trust is:
[REDACTED].
8. Trust Property should be titled as follows:

IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA

PLW

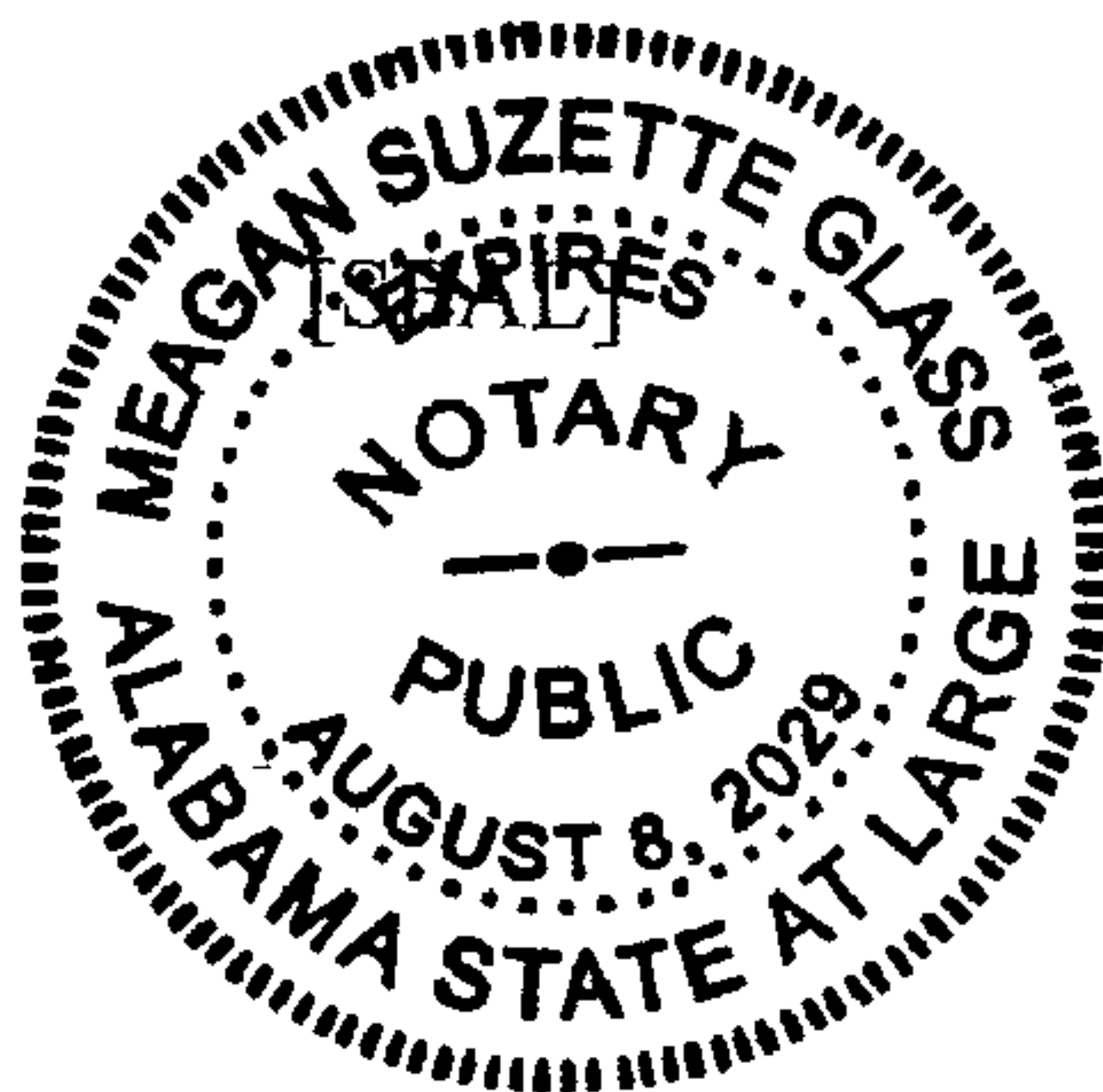
9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.
10. IRA Innovations as custodian FBO Patrick Whatley, IRA was formerly known as Entrust Administration of the Southeast FBO Patrick Whatley IRA.

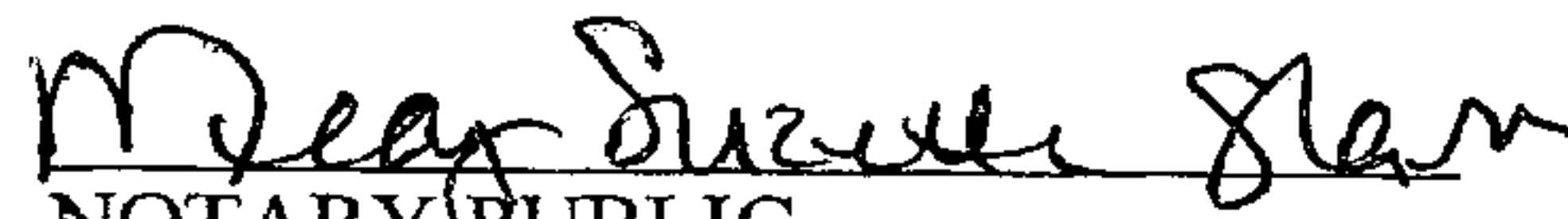
Dated this the 24 day of November, 2025


 Elisha Holcombe, Trustee

STATE OF Alabama
 COUNTY OF Shelby

I, the Undersigned, Notary Public for the State of Alabama at Large do hereby certify that **Elisha Holcombe, Trustee of IRA Innovations LLC as Custodian FBO Patrick Whatley, IRA**, whose name(s) is/are signed to the foregoing document, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said document, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 24 day of November, 2025.




 NOTARY PUBLIC
 My commission expires: 8/8/29



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/25/2025 02:02:09 PM
 \$101.00 JOANN
 20251125000362490

