

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:

Kevin + Ann Fontaine  
5925 Hwy 51  
Wilsonville, AL 35186

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )  
20170508000158050  
05/08/2017 10:26:42 AM  
DEEDS 1/2

That in consideration of \$455,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Joel Richey a single person, whose mailing address is

484 Hwy 83 Hampdenville AL 35028 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kevin R. Fontaine and Ann Lainton-Fontaine, whose mailing address is 5925 Hwy 51, Wilsonville, AL 35186 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 5925 Highway 51, Wilsonville, AL 35186; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

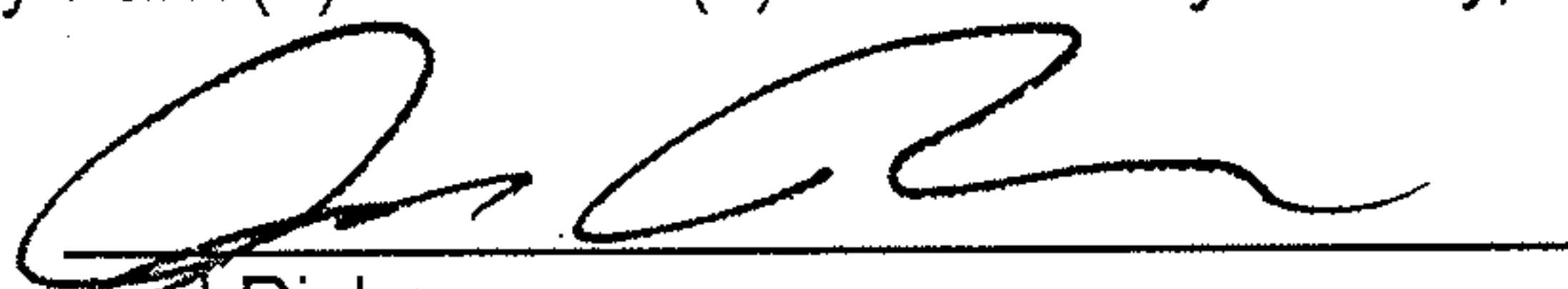
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$409,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 4th day of May, 2017.

  
Joel Richey

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Joel Richey, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, here executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 4th day of May, 2017.

  
Notary Public  
Commission Expires: 12-29-2019

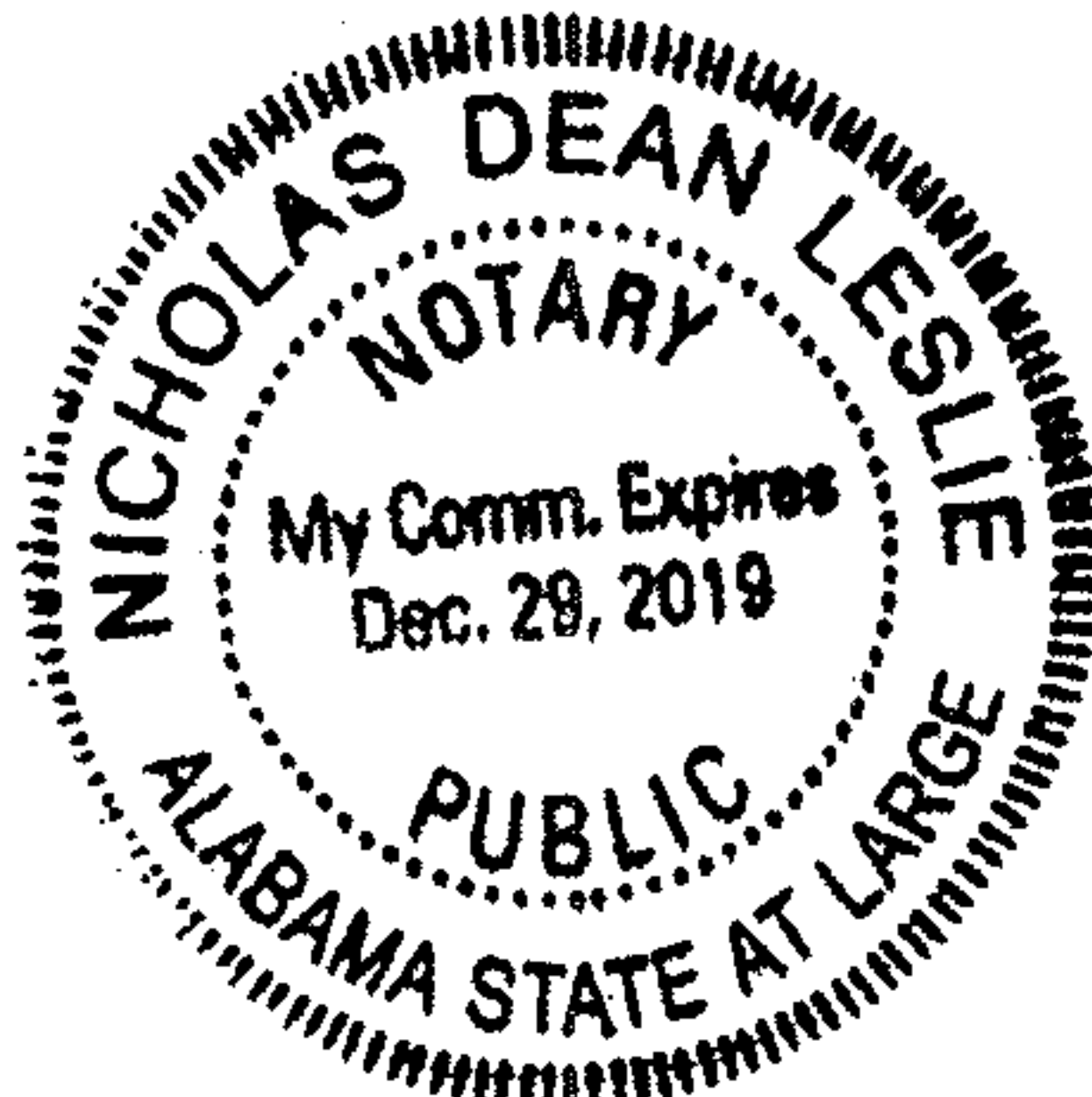




EXHIBIT "A"  
Legal Description

Part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

From the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 5, Township 20 South, Range 1 East, run thence South along the West boundary of said Southwest 1/4 of the Northeast 1/4, a distance of 192.00 feet to a 3/4-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 184.09 feet to a 1/2-inch rebar; thence turn 89 degrees 34 minutes 20 seconds left and run 1213.12 feet to a 1/2-inch rebar on the Westerly boundary of Shelby County Highway #51 (80-foot right of way); thence turn 105 degrees 56 minutes 30 seconds and run 191.35 feet along said highway boundary to a 1/2-inch rebar; thence turn 74 degrees 03 minutes 13 seconds left and run 1161.94 feet to the point of beginning of herein described parcel of land.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2017 10:26:42 AM  
\$63.50 CHERRY  
20170508000158050

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the County Clerk.