

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

Kevin + Ann Fontaine
5925 Hwy 51
Wilcoxville, AL 35186

WARRANTY DEED - Joint Tenants with Right of Survivorship

)

05/08/2017 10:26:42 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS

)

484 Hwy 83 Hampensville 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 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.


Joe 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

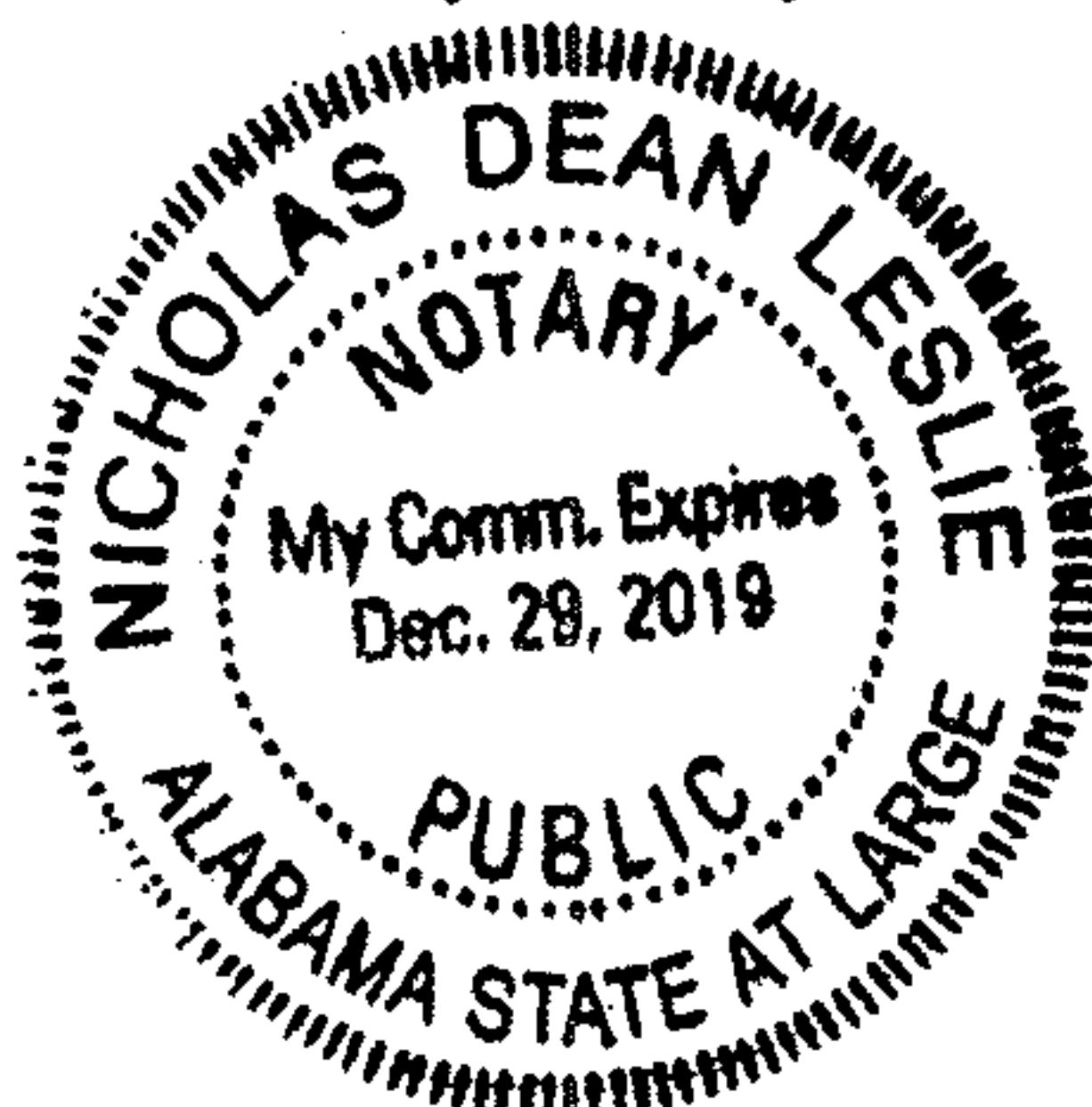


EXHIBIT "A"
Legal Description

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 be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.