

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

**Send tax notice to:**

Gaylord V. Tice and Mary Ann Tice  
425 Crystal Lake Drive  
Sterrett, AL 35147  
**BHM1800331**

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

**20180816000292770**  
**08/16/2018 08:32:29 AM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Ann Lainton-Fontaine and Kevin Robert Fontaine**, wife and husband, whose mailing address is 5925 HWY 51, Wilsonville, AL 35186, (hereinafter referred to as "Grantors"), by **Gaylord V. Tice and Mary Ann Tice**, whose mailing address is 425 Crystal Lake Drive, Sterrett, AL 35147, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **425 Crystal Lake Drive, Sterrett, AL 35147**, to-wit:

**Lot 9, according to the Survey of Final Plat Phase II Crystal Lakes Estates, as recorded in Map Book 13, Page 15, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

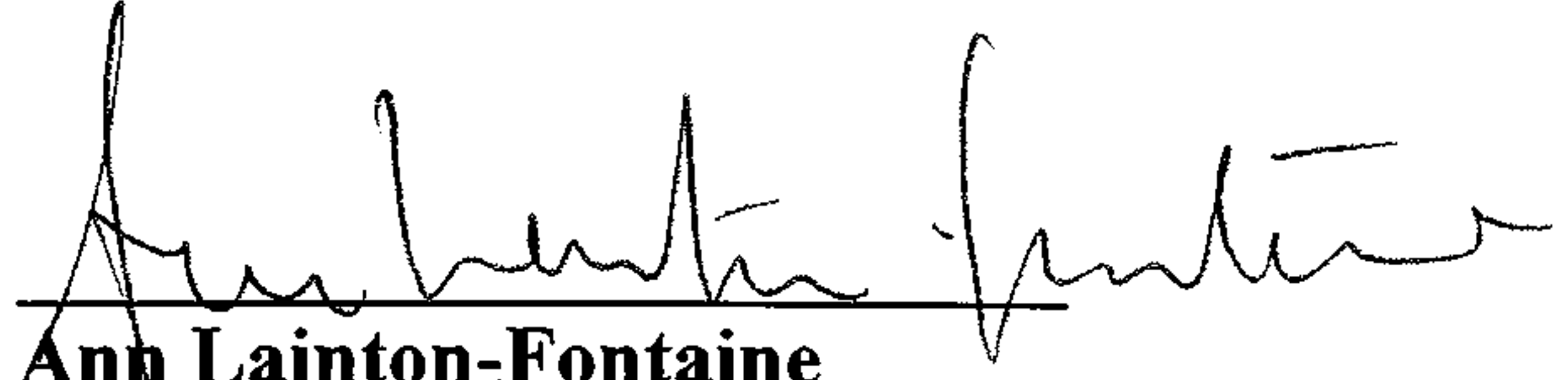
MINING AND MINERAL RIGHTS EXCEPTED.


**\$356,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **Ann Lainton-Fontaine and Kevin Robert Fontaine**, have hereunto set their signatures and seals on this the 16<sup>th</sup> day of August, 2018.

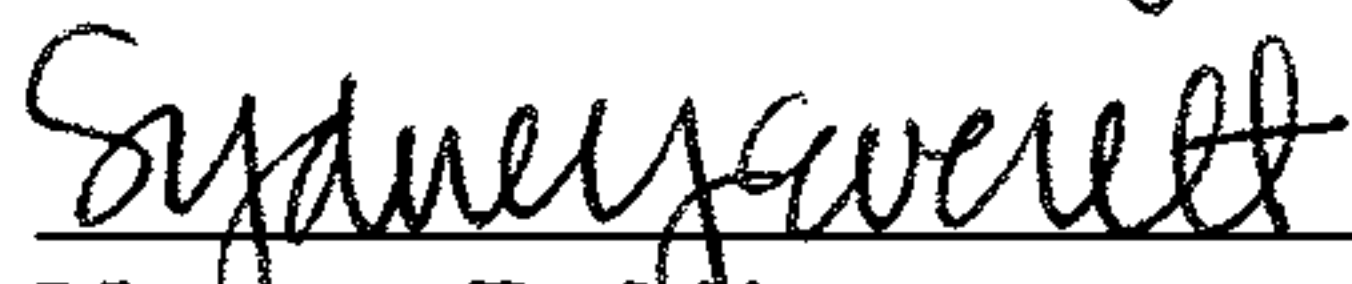
  
**Ann Lainton-Fontaine**

  
**Kevin Robert Fontaine**

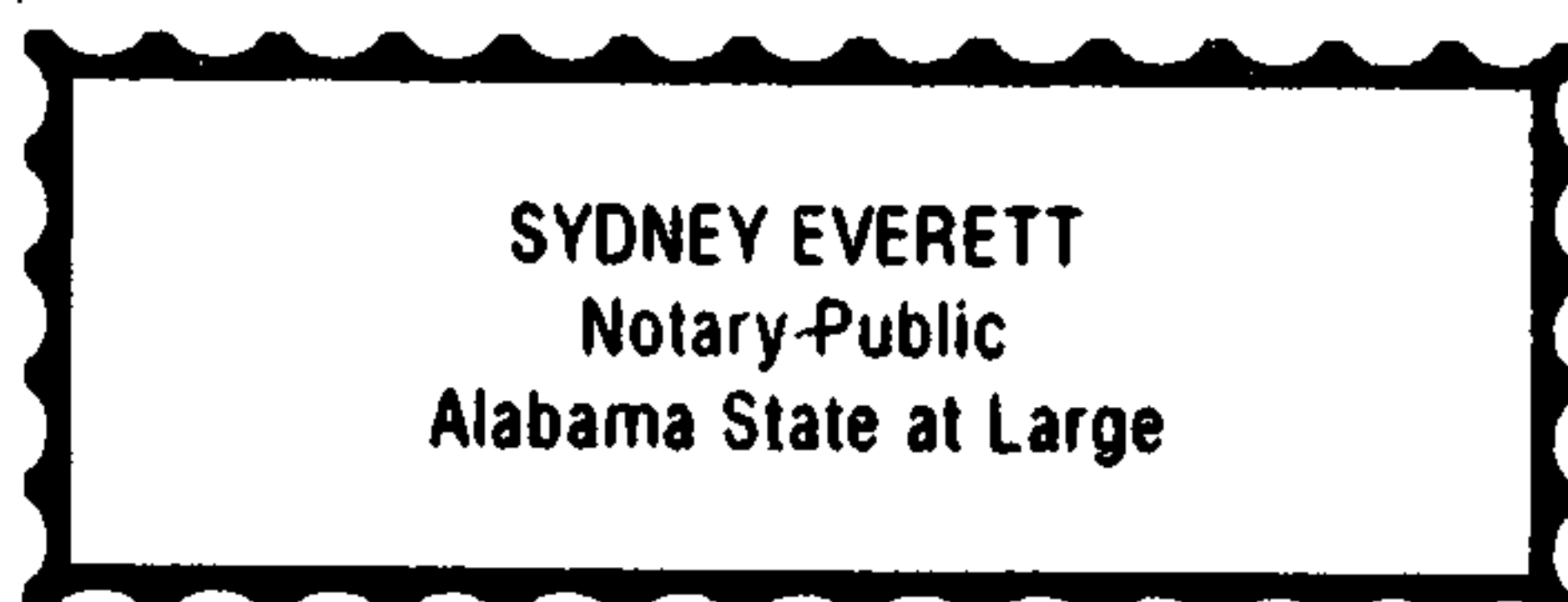
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ann Lainton-Fontaine and Kevin Robert Fontaine**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of August, 2018.

  
**Notary Public**  
Print Name: Sydney Everett  
Commission Expires: September 20, 2020

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/16/2018 08:32:29 AM  
\$37.00 CHERRY  
20180816000292770

