

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2020 10:23:19 AM
 \$23.00 CHERRY
 20201008000456880

Allen S. Bayl

20201008000456880
10/08/2020 10:23:19 AM
DEEDS 1/1

This instrument was prepared by:
 Halbrooks & Allen, LLC
 #1 Independence Plaza - Suite 704
 Birmingham, AL 35209

Send Tax Notice To:
Fountainhead Capital, LLC
PO Box 6439
Talladega, AL 35161

Property Address: 779 Reach Crest
 Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Fifty Thousand and No/100 ----- (\$150,000.00)
 Dollars (as evidencee by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we, Patti Jeane Acton, a married woman
 (whose address is: 228 Park View Circle, Chelsea, AL 35043)
 (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Fountainhead Capital, LLC
 (showe address is: P. O. Box 6439, Talladega, AL 35151)
 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 70, according to the Final Record Plat of Narrows Point Reach Sector, Phase 2, as recorded in Map Book 30, Pages 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments therto, is hereinafter collectively referred to as the "Declaration.")

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

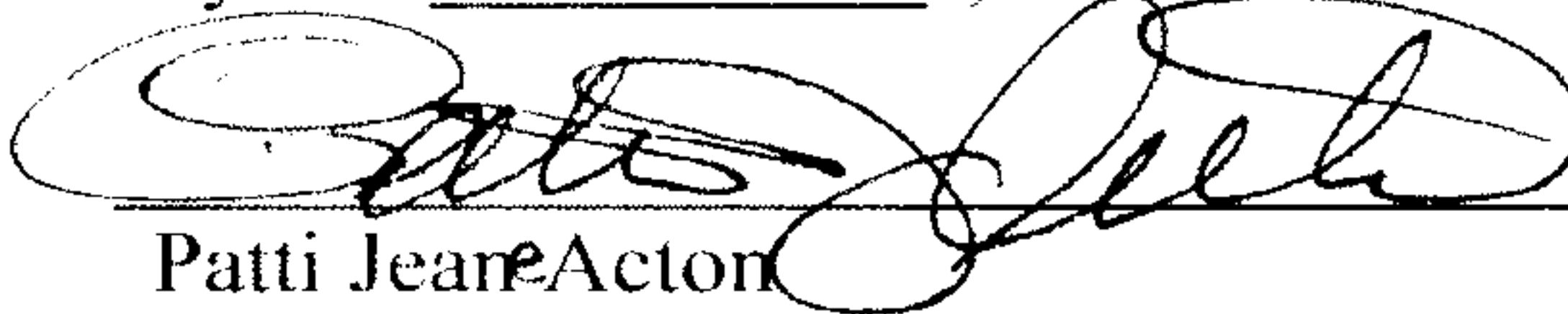
This property does not represent the homestead of the Grantor or her spouse.

\$153,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors 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 7th day of October, 2020.

 (Seal)
 Patti Jeane Acton

_____ (Seal)

STATE OF ALABAMA)

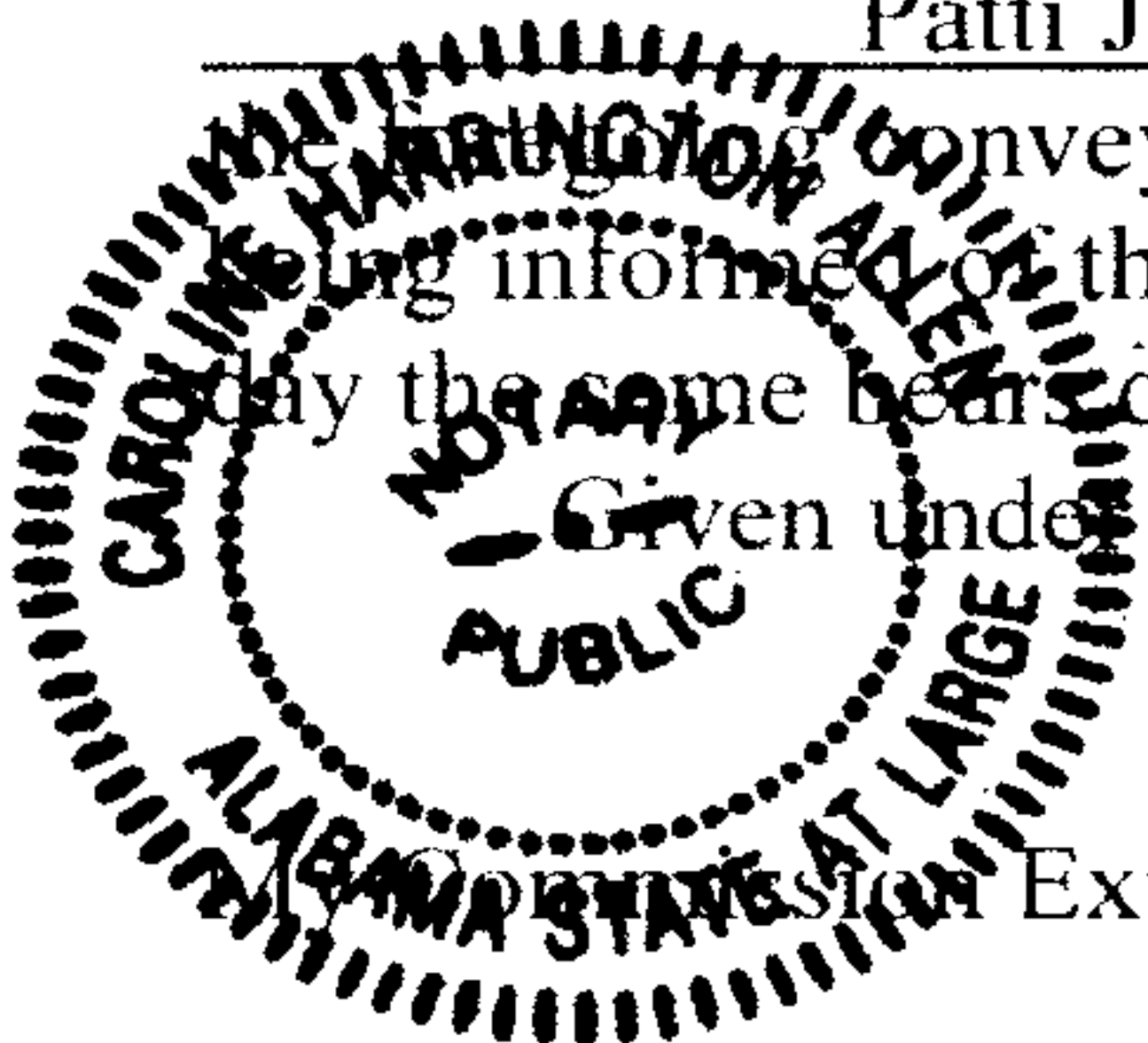
General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patti Jeane Acton whose name(s) is/are signed to

conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the 7th day of October, 2020.

Given under my hand and official seal this 7th day of October, A.D., 2020.




 Caroline H. Allen, Notary Public

Expires: 9/22/2021