



20220404000135870 1/3 \$288.00
Shelby Cnty Judge of Probate, AL
04/04/2022 12:54:19 PM FILED/CERT

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice to:
Bradley Fountain
Laura Fountain
400 Lane Park Trail
Alabaster, AL 35114

STATUTORY WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Sixty Thousand & 00/100 dollars (\$260,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Round Too Investments, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Bradley Fountain and Laura Fountain, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at a 3" capped pipe in place being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 42' 33" East along the North boundary of said section for a distance of 911.85 feet to a 1" solid iron in place; thence proceed South 89° 49' 00" East along the North boundary of said section for a distance of 139.07 feet (set ½" rebar CA-0114-LS); thence proceed South 54° 32' 52" East for a distance of 344.87 feet (set ½" rebar CA-0114-LS) to a point on the East boundary of the Northeast one-fourth of the Northwest one-fourth of said section; thence proceed South 67° 34' 27" West for a distance of 1626.98 feet (set ½" rebar CA-0114-LS); thence proceed North 34° 57' 32" West for a distance of 1011.72 feet to a 1 ½" pipe in place, said point being located on the North boundary of said Section 5; thence proceed South 89° 45' 14" East along the North boundary of said section for a distance of 358.42 feet to a ½" pipe in place; thence proceed South 89° 43' 49" East along the North boundary of said Section for a distance of 393.39 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

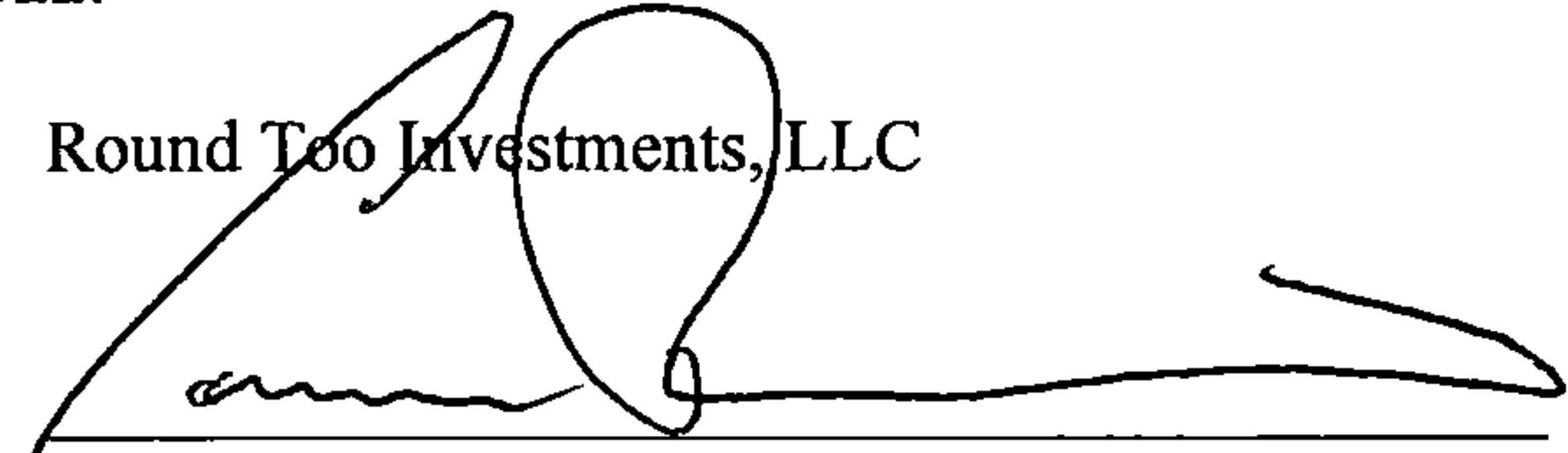
Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$260.00

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

And the Grantor hereby covenants with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its Member who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 16th day of March 2022.

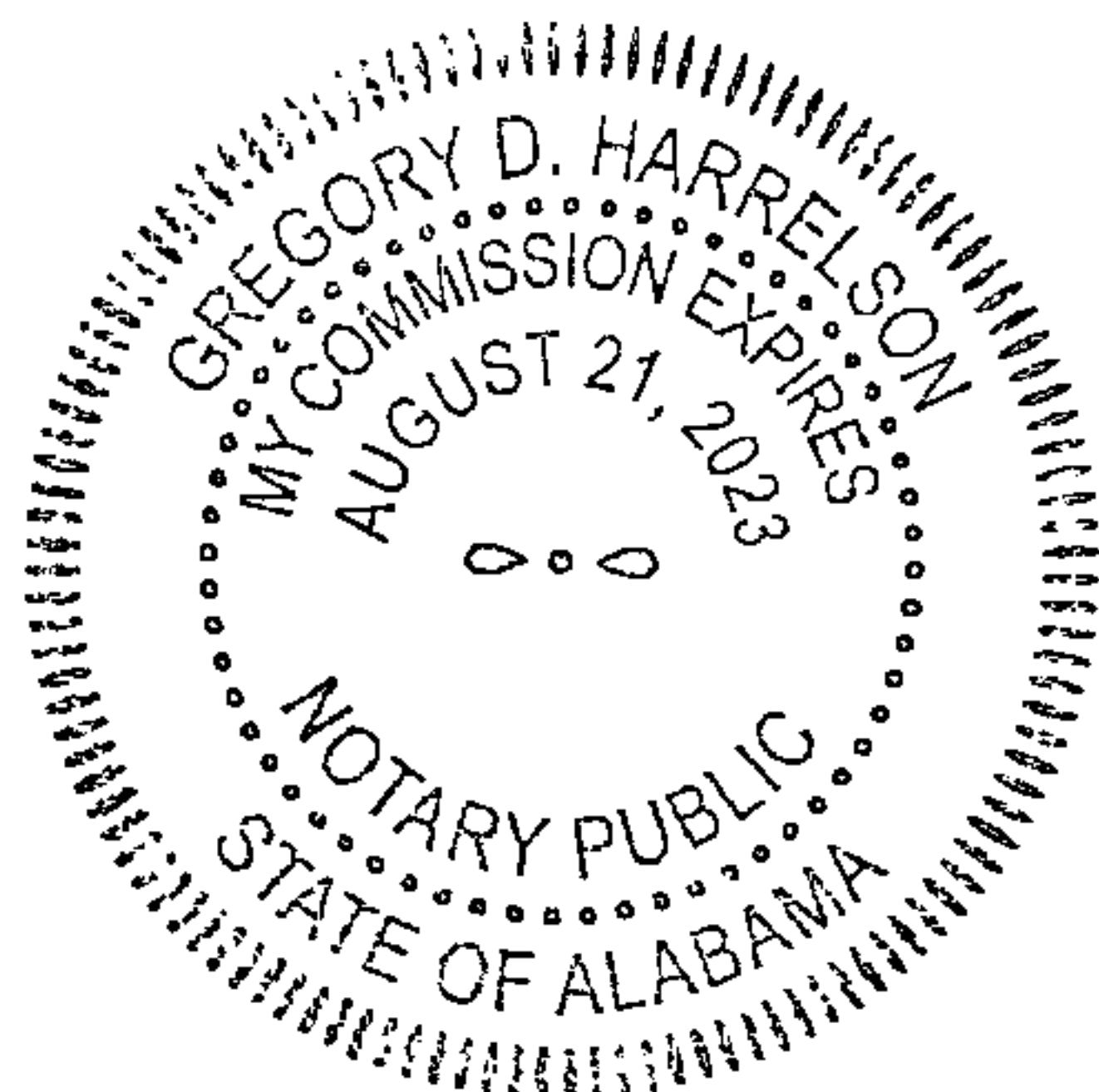
Round Too Investments, LLC

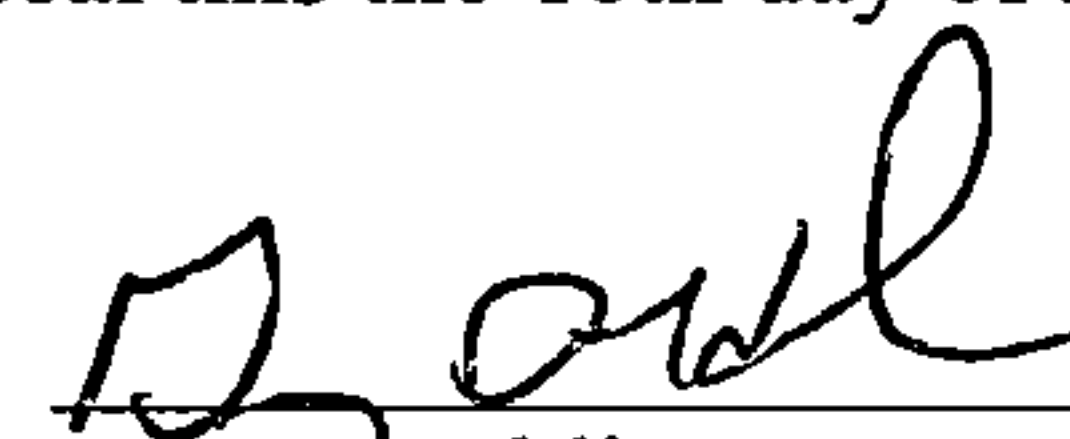

By: Connor Farmer
Its: Member

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2022.




Notary Public
My Commission Expires: 8/21/23



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Round Too Investments LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Bradley Fountain
Mailing Address Laura Fountain
400 Lane Park Trail
Alabaster, AL 35114

Property Address 8620 Hayes Road
Bessemer, AL 35022

Date of Sale 03/16/2022

Total Purchase Price \$ 260,000

or

Actual Value

\$

or

Assessor's Market Value \$

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ Closing Statement

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).

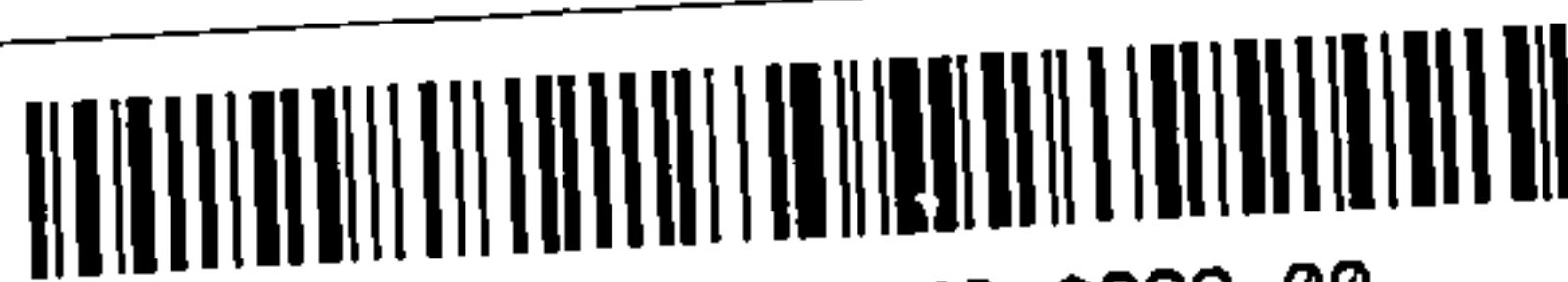
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-16-22

Print Connor Farmer

Sign

Unattested


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(Grantor/Grantee/Owner/Agent) circle one

Form RT-1