

Send Tax Notice to:
Fountainhead Capital LLC
4048 Eagle Ridge Ct
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-2670**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Andrew G. Balch, II and Chelsey Balch, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

4551 Old Cahaba Pkwy Helena, AL 35080

by **Fountainhead Capital LLC (herein referred to as "Grantee"),** whose mailing address is
P.O. Box 6439, Talladega, AL 35161

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **7811 Wellwood Circle, Helena, AL 35080,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$258,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs 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 5th day of August, 2022

Andrew G. Balch II
Andrew G. Balch, II

Chelsey Balch

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew G. Balch, II** whose name(s) is/are signed to the foregoing 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 day the same bears date.

Given under my hand and official seal this 5th day of August, 2022

Palmer Austin Mordecai
Notary Public



Printed Name
My Commission Expires:

State of Alabama
County of _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsey Balch whose name is signed to the foregoing conveyance, and who I s known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, _____

NOTARY PUBLIC
PRINTED NAME:
MY COMMISSION EXPIRES:

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this ____ day of _____, 20__.

Andrew G. Balch, II

Chelsey Balch
Chelsey Balch

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew G. Balch, II** whose name(s) is/are signed to the foregoing 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 day the same bears date.

Given under my hand and official seal this ____ day of _____, _____.

Notary Public

Printed Name
My Commission Expires:

State of Alabama
County of *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsey Balch whose name is signed to the foregoing conveyance, and who I s known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of August, 2022

NOTARY PUBLIC
PRINTED NAME: *Emily Grimaldi*
MY COMMISSION EXPIRES:

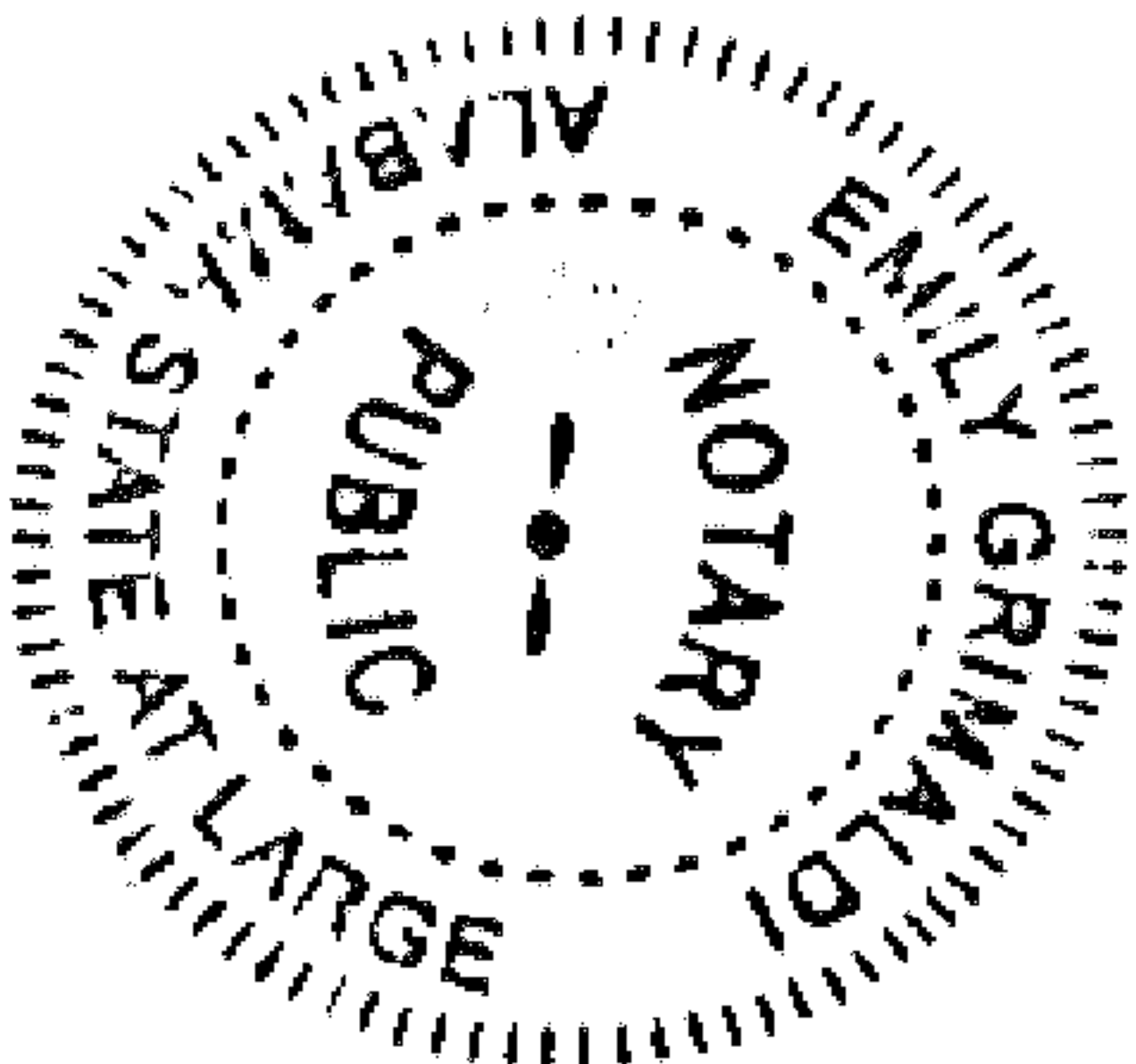


EXHIBIT AN

Property 1:

Lot 111, according to the Survey of Wyndham, Wellington Sector, Phase II, as recorded in Map Book 23, Page 64, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2022 03:36:10 PM
\$32.00 JOANN
20220808000309620

Allie S. Bayl