

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-Three Thousand and 00/100 Dollars (\$253,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Gerald LeBlanc and spouse, Paula LeBlanc**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**Fountainhead Capital LLC**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 34, according to the Amended Map of Wyndham, Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.**

\$253,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 30th day of September, 2022.

  
Gerald LeBlanc

  
Paula LeBlanc

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Gerald LeBlanc and Paula LeBlanc** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 30, 2022.

My Commission Expires:

  
Notary Public

Grantor's Address: 6638 South Anderson Rd, Meridian, MS 39301

Property Address: 7714 Wyndham Cir Helena, AL 35080



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/03/2022 08:56:34 AM  
\$23.00 BRITTANI  
20221003000376360



